

Lower Beeding Neighbourhood Plan

Consultation Statement



July 2020

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1. INTRODUCTION

- 1.1. This Consultation Statement has been prepared by DOWSETTMAYHEW Planning Partnership for, and on behalf of, Lower Beeding Parish Council (LBPC). It is in support of the preparation of the Lower Beeding Neighbourhood Plan (LBNP).
- 1.2. This Statement contains a chronology of the stakeholder engagement that has taken place as part of the preparation of the LBNP, the main issues that have emerged through this process, and how they have been addressed. It sets out how preparation of the LBNP accords with the Neighbourhood Planning (General) Regulations 2012.
- 1.3. This Statement sets out a summary of the Legislative Background (Section 2); the Background to the Lower Beeding Neighbourhood Plan (Section 3); a Chronology of the Consultation Process 2016-2020 (Section 4); the Main Issues Arising from Engagement (Section 5); Pre-submission Lower Beeding NP & SA: Consultation (Section 6); the Main Issues Arising Through Consultation on the Pre-submission Neighbourhood Plan (Regulation 14) (Section 7); How the Main Issues Have Been Considered (Section 8); Preparation of Submission Documents (Section 9); and a Summary is provided at Section 10.
- 1.4. This Statement illustrates the level of public engagement undertaken at every stage of the process and how stakeholder consultation has been key to, and positively shaped, the LBNP and its preparation.

2. LEGISLATIVE BACKGROUND

- 2.1. The requirement for a Consultation Statement to accompany the Submission Version (Regulation 16) LBNP is set out in the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Regulation 15(1) states that “Where a qualifying body submits a plan proposal to the local planning authority, it must include...” amongst other things 15(1)(b) “a consultation statement.”
- 2.3. Regulation 15(2) states that a Consultation Statement means a document which:

- (a) *“contains details of the people and bodies consulted about the proposed neighbourhood development plan;*
- (b) *explains how they were consulted;*
- (c) *summarises the main issues and concerns raised by those consulted; and*
- (d) *describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.”*

- 2.4. This Statement includes a summary of the Consultation exercise as part of the preparation of the LBNP, undertaken in accordance with Regulation 14 of the Neighbourhood Plan (General) Planning Regulations 2012.

2.5. Before submitting a Plan proposal to the Local Planning Authority, a qualifying body must:

- (a) publicise, in a manner that is likely to bring to the attention of people who live, work or carry on a business in the neighbourhood area -*
 - (i) details of the proposals for a neighbourhood development plan;*
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
 - (iii) details of how to make representations; and*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in Paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.”*

2.6. The preparation of the LBNP has been undertaken in accordance with these regulatory requirements.

3. BACKGROUND TO THE LOWER BEEDING NEIGHBOURHOOD PLAN

- 3.1. Horsham District Council (HDC) approved the designation of the Neighbourhood Plan Area in December 2015.
- 3.2. A Neighbourhood Plan Working Group (NPWG) was formed to progress the preparation of the LBNP on behalf of LBPC.
- 3.3. It was recognised that the key to a successful Neighbourhood Plan would be the support of local residents and other stakeholders. Intrinsic to securing such support would be to ensure engagement with these stakeholders throughout the Plan preparation process. It was agreed the preparation of the LBNP would be undertaken in a transparent and inclusive manner.
- 3.4. Throughout the Plan preparation process, the NPWG have sought to ensure that local residents, their representatives, local businesses, interest groups and wider interested parties, including statutory and regulatory bodies, have been actively consulted and their views sought.
- 3.5. A dedicated webpage has been established with reports and updates regularly provided online on the LBPC website and also in the Parish Magazine.

- 3.6. The overarching principles of the stakeholder engagement process has been to engage in a manner that is extensive, effective, inclusive, fair, transparent and proportionate.

4. CHRONOLOGY OF CONSULTATION PROCESS: 2016-2020

- 4.1. This section provides a chronological overview of the consultation stages undertaken as part of the production of the Lower Beeding NP.
- 4.2. In early 2016 LBPC began gathering evidence to formulate a Neighbourhood Plan and asked the local community to submit their 'wish list' for the future of the Parish.
- 4.3. As a way to engage the local community and encourage participation, the working title 'Engage' was used to refer to the Plan process.

Online and Parish Magazine: 2016-2020

- 4.4. A dedicated webpage on (formed on the LBPC website) was established online to provide an online mechanism to keep stakeholders up-to-date on Plan preparation, public events, and raised awareness of the preparation of the LBNP
- 4.5. In addition, the Parish Magazine and Parish Noticeboards was used regularly to, amongst other matters, to update residents on Plan preparation and progress; provided updates on the 'Call for Sites'; and on public meetings; and exhibitions.

Neighbourhood Plan Working Group and Parish Council: 2016-2020

- 4.6. A Neighbourhood Plan Working Group (NPWG) was formed to progress and prepare the LBNP on behalf of LBPC.
- 4.7. Membership of the NPWG comprises a mix of volunteers and Parish Council Members. Meetings were held on a regular basis throughout the plan-making process to discuss and prepare key documents.
- 4.8. With respect to Parish Council meetings, residents and the local community were made aware that Parish Council meetings were 'open' and that everyone was welcome to attend. In addition residents were made aware that time was set aside in the agenda at each meeting for the public to make any comments to the Parish Council.

Public Exhibition: March 2016

- 4.9. The launch of the LBNP commenced with a public exhibition held on Saturday 05 March from 10am-4pm)and Sunday 06 March from 12pm-4pm 2016.
- 4.10. Residents, landowners and those with interest in land in the parish were invited to attend the event.
- 4.11. Local businesses were approached asking for their opinions on their future requirements
- 4.12. Attendees were invited to make suggestions as to what they would like to see included/excluded from the LBNP in respect of future development and amenities in the village.

- 4.13. In addition, attendees were asked/invited to become members of/form a Neighbourhood Plan Working Group (NPWG).
- 4.14. Details relating to the Public Exhibition are available to view in Appendix 1.

Call for Sites: May 2016

- 4.15. A 'Call for Sites' was undertaken in May 2016. Landowners and/or their agents were asked to propose sites within the Parish which they felt should be considered for development.
- 4.16. Information requested related to the size of the site; type of development which may be considered; time span envisaged in the development of the land i.e. 5 years, 10 years, etc. In addition, landowners were asked of any sites which could be considered as Local Green Space (LGS).
- 4.17. During July and August 2016 the responses from the 'Call for Sites' were collated by the NPWG and the list of sites proposed for consideration was published in the September 2016 issue of the Parish Magazine.
- 4.18. Following the publication, the 'Call for Sites' document was redefined, further information was added. The 'Revised List' was sent out to households registered on the electoral roll by mailshot.
- 4.19. Details relating to the 'Call for Sites' are available to view in Appendix 2.

Scoping Report: August 2016

- 4.20. The Scoping Report for the Sustainability Appraisal (SA) to accompany the LBNP was the subject of formal consultation with the statutory bodies in August 2016
- 4.21. Feedback was received from Historic England and the Environment Agency in accordance with the regulatory timetable. No response was received from Natural England.
- 4.22. Details relating to the Scoping Report are available to view in Appendix 3.

Public Exhibition: October 2016

- 4.23. A Public Exhibition of all sites received in response to the Call for Site was held on Friday 07 October 2016 from 7pm-10pm and Saturday 08 October 2016 from 12pm-5pm at the Holy Trinity Church.
- 4.24. Residents were invited to give feedback on the sites. In the event residents were unable to attend they were able to submit their comments to LBPC in writing/via email.
- 4.25. The exhibition was well attended with 175 people in attendance
- 4.26. Details of the Public Exhibition are available to view in Appendix 4.

Parish Housing Land Availability Assessment (PHLAA): October 2017

- 4.27. A Parish Housing Land Availability Assessment (PHLAA) was undertaken in October 2017. This comprised a study of the availability, suitability and likely viability of sites received in response to

the Call for sites and those sites known to the LBPC to accommodate housing development to contribute towards meeting the identified need for the parish.

4.28. A total of 23 sites were initially assessed as part of the PHLAA. This comprised:

1. Land at Crabtree Field, Land North of Peppersgate
2. Land North of Mill Lane, Mill Lane
3. Land at Cyder Farm, Brighton Road
4. Land at Prongers Orchard, Leechpool Hill
5. Land at Leechpool, Leechpool Hill
6. Land at Foxgloves, Brighton Road
7. Land at Newells, Land to the East of Newells Lane
8. Land at Limekiln Copse, Winterpit Lane
9. Land at Cisswood House Hotel, Sandygate Lane
10. Land at Sandygate Lane, Land North of Sandygate Lane
11. Land at Cisswood Racing Stables, Sandygate Lane
12. Land at Hawthorns, Little Paddocks and White, Land South of Sandygate Lane
13. Land at Sandygate, Sandygate Lane
14. Land at Cedar Cottage, South of Sandygate Lane
15. Land at Gardners Cottage, Sandygate Lane
16. Land at Sandygate, Sandygate Lane (North West of Holy Trinity)
17. Land at Trinity Cottage, Land West of the Vicarage, Handcross Road, Plummers Plain
18. Land at Church Lane Industrial Estate, Church Lane
19. Land at Glayde Farm, West of Church Lane
20. Land South of Handcross Road
21. Land at Wheatsheaf, The Wheatsheaf Public House, Handcross Road, Plummers Plain
22. Land at Handford Way, Land to South of Hanford Way, Plummers Plain
23. Land at Old Camp Farm, Brighton Road, Monk's Gate

- 4.29. The PHLAA was subsequently updated in April 2018 in response to comments received from the landowner of LBP23: Old Camp Farm.
- 4.30. An additional combined assessment was undertaken of Site 14:Cedar and an additional site known as Timberlands. The assessment was known as LBP 24: Combined Timberlands and Cedar
- 4.31. In addition, a further site was received and a site assessment undertaken. The assessment was known as LBP 25: Haven Motor Company
- 4.32. A copy of the updated PHLAA, April 2018 is attached at Appendix 5.

Public Exhibition: October 2017

- 4.33. A further Public Exhibition of all sites received was held on Friday 06 October from 7pm-10pm and Saturday 07October 2017 from 12pm-5pm at the Holy Trinity Church.
- 4.34. The Exhibition provided an opportunity for residents and local stakeholders to view and comment on the proposed development sites.
- 4.35. Residents were invited to give feedback on the sites. Feedback received was collated and analysed by the NPWG in order to assistLBPC identify preferred sites.
- 4.36. The exhibition was well attended with circa. 80 people in attendance.
- 4.37. Details of the Public Exhibition are available to view in Appendix 6.

Meeting with HDC: November 2017

- 4.38. A meeting was held on 28 November 2017 with Members of the NPWG and HDC Officers.
- 4.39. The meeting provided an opportunity to provide and update on plan preparation including the Call for Sites; Site Assessment Work and Public Exhibitions held to date.
- 4.40. Feedback was sought from HDC on identifying preferred sites; and HDC's views on how sites should be in 'general conformity' with the policies of the Horsham District Planning Framework (HDPF). In particular advise was sought on those sites which lie outside of the built up area boundary of the parish.
- 4.41. Details of the Meeting are available to view in Appendix 7.

Public Meeting: December 2017

- 4.42. A public meeting was held on 04 December 2017 to provide an update on LBNP progress, feedback received from the Public Exhibition and the meeting with HDC.
- 4.43. Details of the meeting are available to view in Appendix 8.

Correspondence to HDC: February 2018 & HDC Response: March 2018

- 4.44. In February 2018, DOWSETTMAYHEW Planning Partnership (DMPP) confirmed its working practices in relation to: calculating housing need at a parish level; application of Policy 4 of the HDPF; and background evidence base document with HDC.
- 4.45. In response, HDC confirmed DMPP's approach to calculating housing need at parish level had been tested at the Slinfold Neighbourhood Plan Examination and therefore fit for purpose. HDC stated: *'it follows the same methodology should be applied robustly and objectively to generate a (minimum) housing requirement number for the communities you are advising'*.
- 4.46. With respect to the application of Policy 4 of the HDPF, HDC advised:
- 'Within Horsham district, we accept there are some settlements which are classed as 'unclassified' in the settlement hierarchy, but have some limited services such as a shop or a local pub to serve them. Therefore it may therefore be appropriate to allocate some modest development to those areas to sustain their 'vitality'. Nevertheless we'd expect any proposal to be modest in scale so as to be in accordance with the nature and scale of the settlement in question and to be supported by the necessary evidence to justify its allocation'*
- 4.47. With respect to background evidence base documents, HDC advised:
- 'Neighbourhood Plan groups have advised to access to the Council's background evidence...From time to time the Council will also update local neighbourhood plan groups via Yammer regarding best practice. We also encourage our neighbourhood plan groups to share their experiences with each other via this forum '*
- 4.48. Details of correspondence are available to view in Appendix 9.

Public Exhibition: June 2018

- 4.49. Prior to the Public Exhibition an 'Open' NPWG meeting held on 22 May 2018. This resulted in the identification of LBPC's preferred development sites which comprised:
1. Cyder Farm;
 2. Land at Trinity Cottage;
 3. Land North of Sandygate Lane; and
 4. Land at Glayde Farm (Field B).
- 4.50. A Public Exhibition of the preferred sites was held on Friday 01 June from 6pm-9pm and Saturday 02 June from 12pm-5pm at the Holy Trinity School.
- 4.51. It was advertised on the LBPC website, Parish Magazine, notice boards and a banner at the entrance to the Church.
- 4.52. Details of LBPC's preferred development sites were open to public discussion and comment.

4.53. Details are available to view at Appendix 10.

Housing Needs Consideration Report: October 2016/September 2018

- 4.54. A Housing Needs Consideration Report was initially prepared by DOWSETTMAYHEW Planning Partnership in October 2016.
- 4.55. The document was subsequently updated to reflect changes to National Planning Policy Guidance, in April 2018 and September 2018
- 4.56. The documents brought together a range of empirical data from a variety of sources in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish, up to the period 2031.

Indicative Housing Requirement: November 2018

- 4.57. In light of changes to national planning policy an indicative housing requirement was requested and provided by HDC in October 2018. This paper replaced the Housing Needs Consideration Report.
- 4.58. Details of the report are available to view at Appendix 11.

Correspondence sent to HDC: November 2018

- 4.59. Upon receipt of the 'Indicative Housing Requirement', a number of queries relating to how the requirement had been calculated were sent to HDC in correspondence dated 15 November 2018.
- 4.60. In addition, correspondence advised, the NPWG wished to meet to HDC to discuss matters.
- 4.61. Details of correspondence are available to view at Appendix 12.

Correspondence sent to HDC: January 2019

- 4.62. Further correspondence was sent to HDC on 14 January 2019 to formally request a response to matters raised in correspondence dated 15 November 2018.
- 4.63. In addition, correspondence dated 21 January 2019 requested clarification on Horsham District Council's (HDC's) position on the proposed allocation in Crabtree.
- 4.64. In particular correspondence requested confirmation of HDC'S view on:
- Lower Beeding Parish Council's intention to propose to allocate modest housing (i.e open market housing) in Crabtree?
 - The level of evidence to be provided to support any proposed allocation(s) in Crabtree?
- 4.65. Details of correspondence are available to view at Appendix 13.

HDC Response: February 2019

- 4.66. A response to matters raised in respect of Crabtree was set out in correspondence dated 26 February 2019.

- 4.67. In response to the request to: Confirm your Authority's view on Lower Beeding Parish Council's intention to propose to allocate modest housing (i.e open market housing) in Crabtree, HDC stated:

'We acknowledge the Steering Group's aspirations to allocate a modest infill development site in Crabtree. The informal advice put forward to members of the steering group to date has been made in good faith in order to provide a policy framework to facilitate this.'

Policy 3 of the Horsham District Framework clearly stipulates Crabtree would be an unclassified settlement and it is therefore expected that the majority of any growth should be directed at Lower Beeding which is acknowledged in your letter of the 21 January:

'The NPWG acknowledge/agree with HDC's advice that the majority of growth should be directed to/focussed within the main settlement of Lower Beeding. The LBNP strategy is based upon this approach.'

It is however recognised that it may be appropriate to allow a small amount of development in other 'unclassified' settlements in order to help sustain their vitality. To help justify the allocation of some modest infill development it is considered that the Parish will need to set out how the proposal will contribute towards this. '

- 4.68. In response to the request to: Confirm your Authority's view on the level of evidence to be provided to support any proposed allocation(s) in Crabtree, HDC stated

'It is considered that the proposal to allocate at this location will need to set out how the impact on the Conservation Area and the potential for the development to enhance local heritage assets has been considered and that any specific issues or requirements in this respect are covered in the policy wording of any allocation. It is not however expected that a full heritage impact assessment would be required at this stage. '

- 4.69. Details of correspondence are available to view at Appendix 14.

HDC Response: April 2019

- 4.70. Correspondence received from HDC on 04 April 2019 confirmed

'Where indicative numbers have been provided, it is expected that these numbers will be provided for in the plan unless there is robust evidence (e.g. significant national constraints such as the South Downs National Park) as to why the number cannot be met.'

- 4.71. In addition, HDC confirmed the Authority is requesting that an initial view by 31 May 2019 on whether local groups would like to continue with neighbourhood planning or whether it would wish to take the opportunity to work with HDC who will allocate land for development through the local plan review process.

- 4.72. Details of correspondence are available to view at Appendix 15.

Health Check: August 2019

- 4.73. In light of advice received from HDC, the draft LBNP was prepared and finalised during May-August 2019. The accompanying draft Sustainability Appraisal (SA) was prepared by DOWSETTMAYHEW Planning Partnership.
- 4.74. The draft LBNP and SA was submitted to HDC in August 2019 for a 'health check'. Comments were received on the draft documents in September 2019.
- 4.75. Details relating to HDC's comments are available to view in Appendix 16.

Local Green Space: November 2019

- 4.76. An initial Local Green Space (LGS) Report was prepared in July 2018. This Report initially identified a total of areas in the Parish as potential LGS.
- 4.77. The following sites were identified:
- Comptons Tennis Club
 - Holy Trinity CPE Primary School
 - Village Hall
 - Playing View
 - Church Lane Gully
 - Sweage Treatment Works
 - Brick Kilm Pond
 - South side footpath of A281 between Cisswood and Newells Lane
 - The footpath from Stable house Bungalows to the Village Hall
 - Verges: Junction of Sandgate Lane B2115 and Leechpond Hill B2110 The Plough Trees
 - Holy Trinity Church
 - Saxon Weald Allotments
- 4.78. The LGS Paper was subsequently updated in November 2019. Upon review it was considered the majority of those sites previously identified were not areas which warranted protection as LGS.
- 4.79. The updated LGS Paper included an assessment of two potential LGS allocations (LGS1: Land area at the entrance to Church Close opposite The Plough Public House and LGS2: Brick Kiln Pond) against the requirements of Paragraph 100 of the National Planning Policy Framework.
- 4.80. The LGS Report was subsequently finalised in November 2019 ahead of Regulation 14 Pre-submission consultation.

4.81. The following sites were proposed as LGS in the Pre-submission LBNP;

- LGS1: Land area at the entrance to Church Close opposite The Plough Public House and
- LGS2: Brick Kiln Pond

4.82. Details relating to LGS Background Paper are available to view in Appendix 17.

5. MAIN ISSUES ARISING FROM ENGAGEMENT

- 5.1. The extensive stakeholder engagement helped inform the key issues addressed in the initial LBNP and the policies that flow from the Vision and Objectives.
- 5.2. The main issues that arose during the stakeholder engagement exercise, in the lead up to the preparation of the initial Pre-submission LBNP and its subsequent statutory consultation, can be summarised as:

- Preserve the rural character of the parish.
- Meet the housing needs of the parish.
- Retain and support local businesses.
- Support accessibility to public transport and improvements in road and pedestrian safety

- 5.3. How these issues were addressed within the initial Pre-submission LBNP is set out below.

Preserve the Rural Character of the Parish.

- 5.4. The Parish lies between the North and South Downs on the edge of St Leonards Forest. It includes the small village of Lower Beeding and the hamlets of Crabtree and Plummers Plain. The village is centred around Holy Trinity Church and the Plough public house, where Sandygate Lane (B2115) meets Handcross Road (B2110). The historic market town of Horsham lies to the north-west, whilst Handcross village is to the north-east which enables access to the A23/M23 north to Gatwick and London and south to Brighton.
- 5.5. The Parish is predominantly rural with landscape dominated by open fields, ancient woodlands, and large hedgerows. Part of the Parish lies within the High Weald AONB ; this covers the north of the Parish beyond Hammerpond Road and the area to the east of the A281. The High Weald is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1461 sq km across four counties and 11 districts.
- 5.6. Public consultation highlighted a preference locally to preserve the rural character of the Parish, which is valued locally.
- 5.7. In light of feedback received, the following Strategic Objectives are included in the LBNP:
 - *“Keep the village feel and sense of place.*
 - *Protect and enhance the rural character, heritage assets and biodiversity of the Parish.*

- *Keep the openness of the village as its location on the edge of the High Weald AONB is greatly valued by all who live in the Parish and the residents wish to preserve the rural look and feel of the village.*
- *Preserve and enhance the distinctive heritage and rural biodiversity of the Parish.*
- *Protect important open spaces within the Parish.*
- *Protect and enhance the high quality and sensitive landscape within the Parish and the setting of the village*
- *Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within all of the built-up areas.”*

5.8. Furthermore, the LBNP includes: Policy 1: Biodiversity; Policy 2: Landscape Character; Policy 3: Green Infrastructure; Policy 4: Environment and Heritage; Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land North of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); and Policy 10: Windfall Development.

Meet The Housing Needs Of The Parish.

- 5.9. The 2011 Census data confirmed there were a total of 421 dwellings in the Parish, 401 of which were occupied at the time of the Census.
- 5.10. Developments in the Parish include: Church Close (1960), Brick Kiln Close (1987), Peppersgate (2000), and Trinity Fields (2013¹).
- 5.11. As part of the preparation of the LBNP, a Housing Needs Consideration Report was prepared in October 2016. The Report was updated in April 2018 and September 2018 to include updates with respect to the publication of the draft NPPF in March 2018 and the revised NPPF in July 2018.
- 5.12. The Government published the revised NPPF in July 2019. To support the Government’s objective of significantly boosting the supply of homes and in order to determine the minimum number of homes needed, it confirmed strategic policies are to be informed by a Local Housing Need Assessment, conducted using the standard methodology in National Planning Policy Guidance (unless exceptional circumstances justify an alternative approach). This requires Local Planning Authorities to take the Government’s household growth projections and apply an affordability ratio, comparing local house prices with workplace earnings to produce a need figure.
- 5.13. An “indicative figure” was requested from HDC and provided for Lower Beeding in November 2018. For Lower Beeding, HDC confirmed the this as 51 dwellings. In providing the indicative number, HDC advised the indicative housing number does not take into account local constraints nor infrastructure capacity. In addition, HDC advised it will be for the plan-makers to undertake best endeavours to accommodate the number applying reasonable assumptions consistent with the principles of sustainable development to deliver the number in its entirety.
- 5.14. In light of advice received, LBPC resolved to plan for the indicative number of 51 dwellings through site allocations and windfall development in the Parish.

¹ Date of completion

- 5.15. Parish residents have indicated through exhibition feedback the desire to allocate development throughout the Parish in order to meet the Parish's housing needs. In addition, residents have advised of the desire for small developments and to retain the rural nature of the area.
- 5.16. This feedback was taken into account when drafting the Strategic Objectives. The following Strategic Objectives are included in the LBNP:
- *“Enhance the sustainability of the Parish by supporting sympathetic development.*
 - *Ensure that any future development consists of appropriately sized and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings.*
 - *Ensure housing densities are in keeping with existing densities in the surrounding area”.*
- 5.17. Furthermore, the LBNP includes: Policy 6: Land at Cyder Farm; Policy 7: Land at Trinity Cottage; Policy 8: Land North of Sandygate Lane; Policy 9: Land at Glayde Farm (Field B); Policy 10: Windfall Development; Policy 11: Housing Mix; Policy 12: Design; and Policy 13: Density.

Retain And Support Local Businesses.

- 5.18. The 2011 Census indicated that the number of residents of working age (16-74) was 799. Of this figure, 420 (52.5%) were economically active, and 209 (26%) were economically inactive.
- 5.19. The local economy is predominantly rural, and in part dependent upon small scale businesses which are scattered throughout the Parish. Lower Beeding has two main light industrial sites as employment areas: Howard's Nursery and Church Lane Estate. Both are centrally located just to the North and East of the village centre. An additional hub of employment is located at Crabtree with employers of Leonardslee Gardens and the South Lodge luxury hotel.
- 5.20. Public feedback has highlighted a desire to protect the existing businesses within the parish and to support rural economic development. This feedback was taken into account when drafting the Strategic Objectives.
- 5.21. This feedback was taken into account when drafting the Strategic Objectives. The Following Strategic Objective is included in the LBNP:
- *“Maintain The Balance Between Residential And Business Uses, Whilst Ensuring Business Needs Do Not Adversely Affect Residential Amenity.”*
- 5.22. Furthermore, the LBNP includes: Policy 16: Broadband and Telecommunications; Policy 17: Existing Employment Sites and Policy 18: Economic Growth

Support Accessibility To Public Transport And Improvements In Road And Pedestrian Safety

- 5.23. The Parish is well served by road networks. The A281 cuts through the Parish in a broadly south to northwest direction, from Cowfold to Horsham where it meets the B2115 and the B2110. This runs in a north easterly direction to Handcross, providing road links to the M23/M25 and further access to London and A23 to Brighton (20 miles south).
- 5.24. The Parish is served by public transport. The number 17 bus provides a service between Horsham and Brighton. The number 89 bus provides a service between Horsham and Haywards

Heath.

- 5.25. LBPC consider Traffic Management critical as both the B2110 and B2115 have high volumes of traffic at peak times. The area also has a higher than average amounts of emergency, farm and delivery vehicles, equestrian traffic, and cyclists.
- 5.26. Community Speed Watch, established in 2018, is very active in the village with their attempts to reduce speed related problems along the Handcross Road.
- 5.27. Bus stops in the Parish include: Handcross Road Garage, Howard's Nursery, Leonardslee Gardens, Pronger's Corner, Sandygate Lane, The Old Posthouse, Warninglid Lane, The Crabtree, and Newells Lane.
- 5.28. The nearest railway stations are Horsham (4.6 miles), Balcombe (8.0 miles), Three Bridges (9.9 miles) and Gatwick (13 miles). All stations have good connections to London and Brighton.
- 5.29. A desire to support improvements in the accessibility of public transport and improvements in road and pedestrian safety have both been highlighted as part of public consultation events.
- 5.30. In light of feedback received, the following Strategic Objectives are included in the LBNP:
 - *"Minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds.*
 - *Support accessibility to public transport and improvements in road and pedestrian safety, including improvements to off road access on public footpaths, cycle paths and bridleways."*
- 5.31. Furthermore, the LBNP includes: Aim 9: Parking; Aim 10: Traffic Management; Aim 11: Accessibility; and Aim 12: Public Rights of Way.

6. PRE-SUBMISSION LBNP & SA: 25 NOVEMBER 2019-17 JANUARY 2020

- 6.1. As set out above, a draft LBNP and draft SA was submitted to HDC in August 2019 for an informal 'health check'. Comments were received in September 2019 and the LBNP and SA were subsequently updated.
- 6.2. The Pre-submission LBNP (Regulation 14) and accompanying SA were formally published for consultation from from 25 November 2019 until 17 January 2020.
- 6.3. The consultation documents were available to view online on the dedicated LBPC webpage. A hard copy of the consultation documents were available by request from the Parish Clerk.
- 6.4. Comments were invited either by post or they could be sent to a dedicated email address.
- 6.5. Details of the Pre-submission consultation are available to view in Appendix 18.

7. MAIN ISSUES ARISING THROUGH CONSULTATION ON THE PRE-SUBMISSION NEIGHBOURHOOD PLAN (REGULATION 14)

- 7.1. A total of 23 representations were received in response to the Regulation 14 Pre-submission consultation.
- 7.2. Representations were received from a variety of stakeholders. These can be summarised as follows:

- **Developers/Landowners/Agents: 4;**
- **Statutory Bodies: 7; and**
- **Residents: 12.**

- 7.3. The main issues which have arisen through Consultation are:

- **Objection to the proposed site allocations;**
- **Meeting the Indicative Housing Requirement;**
- **Impact of development of Cyder House Farm on the Conservation Area; and**

Objection To The Proposed Housing Allocation Sites

- 7.4. Representations were received from developers/agents/landowners and members of the public raising objection to the proposed allocations of the LBNP. Representations have also queried why sites have been selected

- 7.5. In response to comments received a background paper entitled 'Site Selection Timeline' has been prepared. This confirms LBPC's Approach to site selection including: the 'Call for Sites'; Public Exhibitions; Site Appraisals; and the decision making process of LBPC on preferred sites.
- 7.6. Details relating to the background paper are available to view in Appendix 19.

Meeting The Indicative Housing Requirement

- 7.7. Representations were received from HDC, Savills and Chris Carey in relation to how the indicative housing number of 51 units were to be facilitated through the LBNP.
- 7.8. Set out below is a summary of representations received in this regard:
- 7.9. **Horsham District Council:** Representations submit there is an expectation in the adopted Horsham District Planning Framework that in addition to any sites allocated specifically in the adopted HDPF, emerging Neighbourhood Plans will be required to accommodate a proportion of the 1,500. HDC welcome the emerging Neighbourhood Plan is proposing to make new housing allocations to count towards this requirement.
- 7.10. Representations confirm HDC has provided the steering group with an 'indicative' housing target of 51 dwellings in the Plan period following a request made by the Parish.
- 7.11. Representations state a policy for a windfall allowance of 6 dwellings to come forward in the Plan period would be appropriate to meet the indicative housing requirement.
- 7.12. Representations recommend further clarification on this matter could be addressed through an amendment to Policy 10: Windfall Development to stipulate the shortfall of 6 dwellings will be addressed through this policy. Alternatively, the density attributed to the proposed allocations within the Plan could be increased to make up the 6-dwelling shortfall.
- 7.13. **Savills:** Representations confirm support for the LBNP's approach to the overall housing provision within the Plan and consider working with HDC has allowed for a requirement of 51 dwellings in the LBNP.
- 7.14. Representations submit HDC are at the early stage of reviewing their Local Plan. In this regard, incorporating flexibility into the LBNP could help ensure a robust Neighbourhood Plan despite an emerging Local Plan.
- 7.15. Representations confirm Millwood Designer Homes fully support the LBNP, but believe if LBNPG would like further flexibility in their Plan then the full housing requirement could be allocated through achievable sites.
- 7.16. **Chris Carey:** Representations state Lower Beeding PC have opted to request a report from Horsham DC 'Determining an Indicative Housing Requirement Number for Neighbourhood Plan Areas'. Suitability of this report is challenged and is considered not to be sufficiently robust to meet the 'Basic Conditions' requirements and adequately form part of the evidence base for the Neighbourhood Plan.
- 7.17. Representations would like it noted the formal advice which the Council has provided to all Parish's who are preparing a Neighbourhood Plan in Horsham District is that the most robust

approach to determining the housing number for the purposes of plan-making remains the formal and comprehensive housing needs assessment offered via Locality.

- 7.18. Representations state Lower Beeding PC have decided not to seek funding support from Locality and commission the 'Comprehensive Housing Needs Assessment' as advised by the District Council. Parish council does not detail the reasons and logic for not following this advice.
- 7.19. Representations strongly contend the identified housing need of 51 units on which the Section 6 Housing Policies is based upon is neither appropriate nor robust and that a full and comprehensive HNA should be commissioned as advised by Horsham DC.
- 7.20. In response to representations received from HDC the supporting text of Policy 10: Windfall has been included to read:

"In order to ensure there is no 'double counting' for the purposes of monitoring in relation to recording the wider windfall allowance for the District, once 4² dwellings has been met through the windfall allowance policy it follows further windfalls to come forward would contribute to the wider District alliance and be recorded accordingly."
- 7.21. In response to Savills and Chris Carey, with respect to housing numbers, as an intrinsic part of the preparation of the INP, a draft Housing Needs Consideration Report was prepared in October 2016. The Report was updated in April 2018 and September 2018 to include updates with respect to the publication of the NPPF
- 7.22. With respect to calculating housing need, Paragraph 65 confirms strategic policy-making authorities should establish a housing requirement figure for their whole area. Within this overall requirement, the NPPF confirms strategic policies should also set out a housing requirement for designated neighbourhood areas.
- 7.23. Paragraph 66 of the NPPF states: *"Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."*
- 7.24. In light of the above policy position an 'indicative figure' was requested from HDC and provided for Lower Beeding in October 2018. In proving this figure, HDC confirmed it will be for the plan-makers to undertake best endeavours to accommodate the number applying reasonable assumptions consistent with the principles of sustainable development to deliver the number in its entirety. The LBNP has been prepared on this basis and seeks to positively facilitate the delivery of the 'indicative figure'. This approach is reflective of the NPPF and therefore wholly in accordance with the Neighbourhood Planning Regulations.
- 7.25. In addition, Chapter 9 sets out the Parish Council's commitment to review the LBNP in 2021 in order to take account of any revised housing numbers which are allocated to the Parish in the Local Plan Review.

² Note: Development Proposal for around 20 units will be supported on land at North of Sandygate Lane. This brings the total allocations to around 47 residential units and therefore there is 4 units will be facilitated through windfall development to ensure the indicative requirement of 51 units is met.

Impact Of Development Of Cyder House Farm On The Conservation Area

- 7.26. Representations were received from HDC and Historic England in relation to the proposed allocation at Cyder House Farm which lies within the Crabtree Conservation Area in the southern part of the parish.
- 7.27. Set out below is a summary of representations received in this regard:
- 7.28. **Horsham District Council:** Representations stated:
- ‘The proposed development of 6 units within the Crabtree Conservation Area (Policy 6: Land at Cyder Farm) should respond positively to the historical context and the parish can demonstrate a positive endorsement from Historic England through the consultation process. ‘*
- 7.29. **Historic England:** Representations submit the policy provides a requirement to have special regard to preservation and/or enhancement of area’s character and respond positively to prevailing character of surrounding area.
- 7.30. It is submitted the requirement for special regard could be more explicit about how this is expected to influence the design of development. It is noted that it does help to draw attention to the designation and this is necessary to satisfy the requirement to promote sustainable development.
- 7.31. It is submitted Historic England would prefer a policy that provides further direction on, for example, the appropriate scale of development, necessary set back of buildings from the road or layout to protect the area’s character or appearance and use of particular materials.
- 7.32. Representations recommend using the following wording,
- “Proposal have been prepared with special regard to the need to conserve the significance of the Crabtree Conservation Area and clearly have a design that has scale, form, layout and materials that will contribute positively to its character or appearance.”*
- 7.33. In response to representations received, Criteria 4 of Policy 6: Cyder Farm has been updated in line with Historic England’s recommendation.

Other Matters

- 7.34. Table 1 summarises all responses received (including the above) and for completeness is set out below.

TABLE 1 STAKEHOLDER FEEDBACK

GENERAL, AIMS/POLICIES & SUSTAINABILITY APPRAISAL		
Policy	Commenter No.	Summary of Comments
General	4 (Savills)	Representations submit LBNPG should be mindful that the NP conforms with HDC Local Plan Review so that it does not become quickly out dated.
	5 (Natural England)	Representations confirm NE does not have any specific comments on this draft Neighbourhood Plan.
	6 (Horsham District Council)	Representations welcome the acknowledgement within the Plan (Paragraphs 5.20 – 5.23) of the District Council's current position with regards to reviewing the Local Plan, further clarification in the Plan that the parish will also commit to a review of the Neighbourhood Plan once Horsham's Local Plan review process has been completed would be welcomed. This will bring reassurance emerging Plans, such as the LBNP has been positively prepared.
	7 (Historic England)	Representations do not wish to raise any objections to any policies in the Plan and have restricted our comments to areas where greater clarity could be provided, or where further policy detail could help to avoid harm.
	8 (Nuthurst Parish Council)	Representations confirm as neighbouring Parish Council that was an early developer of a Neighbourhood Plan, NPC supports the work of LBPC and understands the necessary compromises involved.
	9 (Southern Water)	Representations submit although no current plans, over the life of the Neighbourhood Plan, it may be that we will need to provide new or improved infrastructure, either to serve new development and/or to meet stricter environmental standards. Therefore, important to have policy provision in the Neighbourhood Plan which seeks to ensure necessary infrastructure in place to meet these requirements. Representations state, to ensure consistency with the NPPF and facilitate sustainable development, propose additional policy as follows: <i>"New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the Plan."</i>
	11 (WSCC Services)	Representations state Strategic Objectives could be enhanced by lending support to off-road access on public footpaths and bridleways.

Representation opposes plan.

Representation submits:

- Comments provided which have been referenced/evidenced to enable efficient review.
- Highlights previously submitted many comments/concerns re the Plan.

Representation requests the following amendments/requests:

- Request all documents have page numbers;
- Request changes to documents shown;
- Question - Will there be a further consultation period if changes made to LBNP?
- Add to Glossary - meaning of LBPC/NPWP/LBNP/HDC;
- Evidence base/LBNP reviewed - all proposed sites should be treated the same;
- Additional information/evidence presented - needs to be added to evidence base & reflected in all documents;
- General comment on Plan - numbering of Strategic Objectives inconsistent with list on p11;
- P5 - Discrepancy - distance Lower Beeding-Horsham - Para 2.1 = 3.5 miles / Para 2.3 = 4 miles;
- Discrepancy - p7, Para 2.18 = 400 dwellings, p18, Para 5.2 = 421 dwellings;
- Discrepancy - location village centre - p9, Para 2.27 - cross roads A281 & B2110 - p5, Para 2.1 = centred on Holy Trinity Church and Plough PH - *"The village is centred around Holy Trinity Church and the Plough Public House, where Sandygate Lane (B2115) meets Handcross Road (B2110)."*;
- p12, Para 4.7 - 3rd line - amend 'measure' to 'measured';
- Discrepancy - distances to Horsham train station Para 8.5 = 5.2 miles / Para 2.37 = 4.6 miles. Request 8.5 updated;
- P40, Para 8.10 - discrepancy year Trinity Fields built - 8.10 = 2010 / 2.17 = 2012;
- 8.7 - Information on published walks missing; and
- Paras 8.16/8.17 - amend B2100 to B2110.

Representation submits the following comments in respect of Chapter 2 - Parish Profile:

- Para 2.14 - list of important buildings in Parish should be expanded;
- Para 2.22 - suggest map added showing location of facilities;
- Para 2.27 - statement incorrect - main business hubs not in village;
- Para 2.28 - request Brookfield Barn included & additional accommodation available i.e b&b's;
- Para 2.30 - Units not in Crabtree - needs correcting/expanding i.e. Monk's Gate, ATS, Stonegate...;
- Para 2.30 - 2 x tables - wide variety employment opportunities not included (representation provides map & sample list current business/employment opportunities);
- Para 2.31 - some missing - church, school, farming businesses, consultancy;
- Para 2.32 - venues not listed, more available i.e. church, request more details - licensed/reception venue. Expand - Leonardslee significant employer - restaurants/gardens;
- Para 2.34/2.37 - distance to 'services not in Parish', train stations and access to public transport, varies between settlements. NPPF defines sustainable transport - Plan fails to acknowledge this; and
- Para 2.38/39 - selection public transport included - frequency or not all services are available from all stops/sites has been noted. Rep provided full bus service listing.

Representation submits the following comments in respect of Chapter 9: Monitoring and Review:

- Para 9.1 - NPPF or HDC Local Plan not considered - will become outdated;
- Para 9.2 - LBNPWP - aware NPPF, doesn't reflect guidance contained - wedded to BUAB; and
- Para 9.4 - Commends commitment to 2021 review - vital up-to-date information used/changes made public.

12 ctd....	<p>Representation submits the following comments in respect of Chapter 10: Maps:</p> <ul style="list-style-type: none"> • Suggest key/explanation detailing what maps show included in text; and • Fig 20 - Suggest showing how sit against BUAB. <p>Representation submits the following comments in respect of Chapter 11: Schedule of Evidence:</p> <ul style="list-style-type: none"> • Suggest docs added/linked to LBNP website. <p>Representation raises the following queries/concerns in relation to the Exhibition:</p> <ul style="list-style-type: none"> • Representations state comments collected during this consultation have not been included in any evidence base; • Local Exhibition Poll Results 2018, as shown on LBPC website, for the Neighbourhood Plan during the Regulation 14 Pre-submission consultation dated 25th November 2019 to 17th January 2020; and • Incorrect facts may have led to some sites being at a distinct disadvantage during this exercise.
13	<p>Representation offer their thanks to those who have worked on this Plan.</p> <p>Representations submit current LBNP has poor use of the evidence in the evidence base and resultant policies are not robust. I do not think that this LBNP could withstand scrutiny or challenge and requires significant review and amendments to enable it do so.</p> <p>Representations submit:</p> <ul style="list-style-type: none"> • Errors and mistakes to the LBNP and evidence base; • Inconsistent application of evidence and decision-making; • Flaws in policy; • Poor choice of sites for new houses; • Little respect or response to biodiversity or sustainability; • Indicative housing number of just 51 not evidenced or sufficient to meet needs of resident – already more than 90 people on Affordable Housing Register yet going to deliver less than 25% of this need; • Evidence base does not substantiate substance of Plan; • Evidence to support decisions and policies is not provided; • Omissions or confusing evidence used when selecting sites; • No evidence to show the NPPF has been reflected in decision-making; • Missing documents referred to in the LBNP; • Have all of the documents in the Schedule of Evidence (Chapter 11) been used to make this Plan? If so, they need to be included in evidence base. If documents have been listed and not used why have they been included; • Plan fails to support business, either existing or new; • No review of deliverability of sites e.g. do they have suitable access or can this be achieved to WSCC approval; • No detail that sites located in different settlements and so have different access to sustainable transport and as such services and facilities; • HDC policies must be shown and applied correctly, they are not in this LBNP; and • The recognition that HDC and LB NPWG both supported Crabtree and Monk's Gate for Secondary Settlement Status needs to be reflected in the evidence base, review of decisions and LBNP. <p>Representations request the Plan be reviewed, updated and corrected before it goes to HDC for Regulation 15 and onwards to Regulation 16, since I believe in its current form there are errors and gaps that do not enable it to be considered sound.</p>

15	<p>Representations strongly oppose for following reasons:</p> <ul style="list-style-type: none"> • Fields north of Sandygate Lane subject to flooding; • Impact on equine fields and nature; • Highways cannot cope with traffic imposed; • Poor public transport service; • Too much growth, too quickly; and • Insufficient parking spaces in Horsham for any commuter. Infrastructure needs to be thought through. <p>Representations submit a careful and considered approach should be adopted to ensure the environment is not killed off in the process of house building.</p>
16	<p>Representations provide details of typos/corrections:</p> <ul style="list-style-type: none"> • Para 1.7 - 1st line - add hyphen to 'community-led'; • 2nd/3rd line - LBPC(LBPC) and NPWP (NPWP) - Missing definitions; • Para 2.2. - 2nd line, remove apostrophe from 'Plummer's'; • Para 2.18 of Plan (400 dwellings) and 3.12 of SA (412 dwellings) - NP data does not agree with SA data; and • Para 2.20 - last line - '...resulting in net total of 59 dwellings' - should be 'net increase'.
17	<p>Representations oppose plan.</p> <p>Refer to Para 1.12-1.13 - Oppose. This refers to information being available and refers to regular updates and the use of the dedicated Web page. The minutes of any meetings held which were not open to the public were completely lacking in detail and gave no indication of decisions being made.</p> <p>Representations refer to Monitoring & Review - Modification Comments - Plan will be reviewed in 2021 in light of any revised housing allocations for the Parish. Where does this review sit in the timeline of the adoption of the NP, given that the housing numbers are a main part of the whole Plan?</p> <p>Representations comments to Overall Plan - Oppose - suggest that the decision-making process on which the NP has been based has been very unclear. The original 'Call for Sites' was a drawn out affair.</p> <p>Representations submit site allocation should be based on the best sites for development within the Parish and then densities, housing mix, appearance etc can be established.</p> <p>Representations submit AIFS report, which is included in the Regulation 14 documents, is now 6 years old and so the relevance of this report should be clarified.</p> <p>Representations state NP should be very prescriptive on what will not be acceptable.</p>
20	<p>Representations state excellent document; very methodical and covering all aspects of the things we dearly value in the parish. Well done to all involved!</p> <p>Representations refer to Para 4.21 - Observatory no longer functioning and hasn't been for a couple of years now. For sake of transparency/honesty, may be better to either remove this section, or re-phrase along the lines of "<i>There is building infrastructure capable of supporting a functioning observatory in Mill Lane at Crabtree...</i> <i>Freedom from light pollution would be vital to its operation if it was re-instated.</i>"</p> <p>Representations provide details of typos/inconsistencies:</p> <p>Typos</p> <ul style="list-style-type: none"> • Para 5.16 - 2nd line - space between 'LBPC' and 'has'; and • Para 7.11 - Typo - 1st line - space between 'LBPC' and 'are'. <p>Inconsistencies:</p> <ul style="list-style-type: none"> • Paras 2.36 & 8.6 - Inconsistency in distance mentioned - Gatwick Airport - 13 miles/14.8 miles; • Paras 2.37 & 8.5 - Inconsistency in distances and stations mentioned - Horsham 4.6 miles/5.2 miles; and • Paras 2.17/8.10 - Inconsistency in year for Trinity Fields development - (2012/2010) - believe 2012 is the correct year.

Chapter 4 - Environment & Heritage		
Environment & Heritage - General	12	<p>Representation submits the following comments:</p> <ul style="list-style-type: none"> • Para 4.18 - housing allocations - won't provide enough affordable housing. No policy ensuring HDC requirements for affordable housing are met. • Para 4.19 - efficient energy - sentence needs reviewing, refers to Energy Hierarchy (Policy 36), this should be reflected and used in the Plan.
Chapter 5 - Housing		
Housing - General	1 (Chris Carey)	<p>Representation objects on the following principal grounds:</p> <ol style="list-style-type: none"> 1. Robustness of Housing Needs Assessment Methodology and recommended housing number for the life of the Plan; 2. Parish Housing Land Availability Assessment and associated site assessment methodology; and 3. Consultation exercise supporting the Plan process and the weight given to previous consultation exercises. <p>Representations state Lower Beeding PC have opted to request a report from Horsham DC 'Determining an Indicative Housing Requirement Number for Neighbourhood Plan Areas' . Suitability of this Report is challenged and is considered not to be sufficiently robust to meet the 'Basic Conditions' requirements and adequately form part of the evidence base for the Neighbourhood Plan.</p> <p>Representations would like it noted the formal advice which the Council has provided to all Parish's, who are preparing a Neighbourhood Plan in Horsham District, is that the most robust approach to determining the housing number for the purposes of plan-making remains the formal and comprehensive Housing Needs Assessment offered via Locality.</p> <p>Representations state Lower Beeding PC have decided not to seek funding support from Locality and commission the 'comprehensive Housing Needs Assessment' as advised by the District Council. Parish Council does not detail the reasons and logic for not following this advice.</p> <p>Representations strongly contend the identified housing need of 51 units, on which the Section 6 Housing Policies is based upon, is neither appropriate nor robust and that a full and comprehensive HNA should be commissioned as advised by Horsham DC.</p> <p>The draft Plan recommends the inclusion of:</p> <ul style="list-style-type: none"> • Cyder Farm; • Trinity Cottage; • Land North of Sandygate Lane; and • Land at Glayde Farm - Field B. <p>Representations submit principal reason for recommending these sites for development appears to be their proximity to the BUAB and local services. This decision is considered fundamentally flawed for the following reasons:</p> <ol style="list-style-type: none"> a) Lower Beeding is a small rural parish with a dispersed settlement pattern. Parish does not have a principal settlement area and concentration of future development in one small area cannot be justified. Parish council have failed to properly consider other submitted sites such as LBPT0 which are available, suitable and achievable and are located within reasonable proximity to the BUAB with good transport links; b) Level of local facilities is extremely modest; and c) Three promoted sites in Lower Beeding Village are greenfield sites. Considered sufficient weight has not been given to the impact of the loss of such land sites and their land use. <p>Representations submit it is felt the views of the local community, regarding proposed sites, should carry more weight and be a significant part of the site assessment process.</p>

3 (RDJW Architects)	<p>Representations submit:</p> <ol style="list-style-type: none"> 1. All of the proposals are for existing green field sites and no brown field sites have been included. Feel strongly previously developed land which is now redundant should form part of your Plan; 2. There would be no meaningful affordable housing provided in any of the proposed schemes. At Cisswood House, it is submitted, this would be provided; 3. At Cisswood House, there is the opportunity to preserve and enhance an existing leisure facility, which provides employment whilst providing for smaller dwellings within the Parish; and 4. All of the proposals are for houses, not apartments. Provision of apartments would facilitate smaller households or single persons moving to the area, thus releasing housing for larger families.
4 (Savills)	<p>Representations state Millwood Designer Homes support the LBNPG approach to the overall housing provision within the Plan and consider working with HDC has allowed for a requirement of 51 dwellings in the LBNP.</p> <p>Representations submit HDC are at the early stage of reviewing their Local Plan. In this regard, incorporating flexibility into the LBNP could help ensure a robust Neighbourhood Plan despite an emerging Local Plan.</p> <p>Representations confirm Millwood Designer Homes fully support the LBNP but believe if LBNPG would like further flexibility in their Plan then the full housing requirement could be allocated through achievable sites.</p>
6 (Horsham District Council)	<p>Representations submit there is an expectation in the adopted Horsham District Planning Framework that in addition to any sites allocated specifically in the adopted HDPF, emerging Neighbourhood Plans will be required to accommodate a proportion of the 1,500. HDC welcome that the emerging Neighbourhood Plan is proposing to make new housing allocations to count towards this requirement.</p> <p>Representations confirm HDC has provided the steering group with an 'indicative' housing target of 51 dwellings in the Plan period following a request made by the Parish.</p>
8 (Nuthurst Parish Council)	<p>Representations state particularly concerned where the sewage from the proposed new dwellings along Sandygate Lane and around the church will be treated.</p> <p>Representations state concerns would be hugely magnified, for obvious reasons of scale, if planning application DC/19/2523 at the Cisswood Hotel were to be agreed by HDC (see concerns re Traffic under Chapter 8 Transport - Aims Tab).</p>

12	<p>Representation raises the following queries/concerns in relation to:</p> <ul style="list-style-type: none"> • Densities of proposed allocation sites compared to housing number identified in PHLAA and SA/SEA; • Use of the term 'around'; • Lack of mention of Monk's Gate being proposed for secondary settlement. Request for Monk's Gate to be referenced in LBNP; • Availability of Housing Needs Consideration Report; • Indicative Housing Figure provided by HDC. It is considered this figure does not reflect the designated Neighbourhood Plan area but just the BUAB. Submit the number identified is low; • How the 'Indicative Housing Figure' has been calculated; • Indicative Housing Figure being based on the current HDPF and not taking account of reside approaches to calculating housing need; • Availability of minutes of meeting which resolved to plan for the indicative housing number; • Availability of discussions/agreement with HDC in respect of site assessment; • Whether HDC guidance has been followed in respect of site assessment template; • Whether Monk's Gate was considered? Considers Local Plan includes details of HDC recommendations & support for both Crabtree and Monk's Gate as secondary settlements. Submit this should of been given consideration when discussing sites for allocation. Consider Monk's Gate should also have some modest development and request the LBNP is revised to treat all settlements on an even basis and use the full suite of data and advice from HDC; • Declaration of interest of member at meeting on 03 July 2018; • Availability of minutes of meetings in which LBPC resolved to allocate 4 sites; • Proposed allocation of Cyder Farm, Trinity Cottage, and Glayde Farm; • Approach to affordable housing; and • Material presented in PHLAA (see below). <p>Representation raises the following queries/concerns in relation to the PHLAA:</p> <ul style="list-style-type: none"> • Document dated April 2018 yet other documents in the evidence base claim that all evidence has been reviewed and developed as guidance, plans and amendments have come forwards. Is this document a true reflection of these changes? • Page 1 Paragraph 1.2 claims to take regard of Government Guidance and HDC process but it has not reflected the current guidance on HDC website; • Evidence presented does not follow into policies made in the drat LBNP; • Why has LBNPWG not used the guidance provided by HDC; • Evidence base contains details of this by inclusion of HDC SHELAA Site Assessment in Appendix 1 but LBNPWG have made no evidenced use of this data and ended up with sites proposed in the LBNP that do not reflect recommendation from these HDC SHELAA Assessments; • Paragraph 4.1 - LBNP has not enabled the needs of the full Parish to be met by excluding the part within the settlement of Monk's Gate; • Para 5.1 - No recognition of Monk's Gate as Secondary Status; • Para 5.5 - Concerns in relation to application of 25% of the gross area of Greenfield site will be set aside for green infrastructure provision; • Findings from PHLAA have not been carried into either the LBNP or the LBNP Sustainability Appraisal; and • In the PHLAA - change of names and no use of the LBP reference numbers is confusing and misleading. Can documentation use consistent nomenclature and numbering of sites to enable cross referencing of the evidence base.
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12 ctd...	<ul style="list-style-type: none"> • Concerns in relation to: <ul style="list-style-type: none"> • Bus Service; • Density; • Contradiction to SHELAA; • Capacity; • Heritage; • Vehicular access constraints; • Distance to Heritage Assets; • No vehicular access; • Foul Drainage; • Backland Development; • PHLAA does not recognise that Crabtree and Monk's Gate were both recommended by HDC to be secondary settlements; • Site LBP23 has been treated in an unfair and discriminatory manner by not having the same level of detail included as other sites and factors that may have enabled it to be selected as a potential site in the LBNP purposefully ignored and disregarded; • Concerns raised in relation to SA scoring of LBP23; and • Concerns raised in respect of exhibition material and how this has been used in preparation of LBNP.
14	<p>Representations object to proposed houses as per Policies no. 7 & 8 due to highway concerns.</p> <p>Representations submit water/sewage will have a big impact on the proposals Policy number 7 & 8.</p> <p>Representations state there are plenty of other options in the village which should be considered and the ideal proposal would have been Cisswood House Hotel, which encourages growth in a local business! This would also create a safe junction by either a roundabout or traffic lights onto the busy Brighton Road.</p>
17	<p>Representations oppose Paras 5.16-5.19 - Main issue relates to the number of new dwellings being considered for the NP. At the last public exhibition and subsequent public meeting on 28th June 2018, the number of dwellings on which site selection was based was 22-24. The representations state the limited information available in minutes of meetings after this date and no revised dwelling numbers were either mentioned or published.</p> <p>Representations state the draft NP, on which comments are being sought, is based on the assumption that 45 new dwellings, excluding windfall development, will be built. The residents of the Parish were asked to choose/rank their preferable and least preferable development site locations based on the assumption that only 22-24 new dwellings would be built. I fail to see how those choices can now be used to allocate the provision of 45 dwellings. I would therefore suggest that the fundamental decision-making process on site allocation is flawed.</p> <p>Representations oppose Para 5.28 - 28th June 2018, recorded one of the reasons for excluding LBP24 (Cedar Cottage) at that stage was due to access problems. 100% inaccurate as there were no access issues and legal agreements covering access were available. At no time was the landowner questioned about this perceived issue. Would suggest this was unfair practice and brings into question the validity of the decision-making process.</p>
22	Representations strongly object to Policies no. 7&8 dated Nov 2019 due to highway concerns.

Policy 6 - Land at Cyder Farm	6 (Horsham District Council)	<p>Representations submit proposed development of 6 units within the Crabtree Conservation Area (Policy 6: Land at Cyder Farm) should respond positively to the historical context and the Parish can demonstrate a positive endorsement from Historic England through the consultation process.</p>
	7 (Historic England)	<p>Representations submit the policy provides a requirement to have special regard to preservation and/or enhancement of area's character and respond positively to prevailing character of surrounding area.</p> <p>Representations submit the requirement for special regard could be more explicit about how this is expected to influence the design of development, but it does help to draw attention to the designation and this is necessary to satisfy the requirement to promote sustainable development.</p> <p>HE would prefer a policy that provides further direction on, for example, the appropriate scale of development, necessary set back of buildings from the road or layout to protect the area's character or appearance and use of particular materials.</p> <p>Representations recommend using the following wording, but would happily discuss more detailed alternatives:</p> <p><i>"4. Proposals have been prepared with special regard to the need to conserve the significance of the Crabtree Conservation Area and clearly have a design that has scale, form, layout and materials that will contribute positively to its character or appearance."</i></p>
	11 (WSCC Services)	<p>Representations refer to Policy 6 Criterion 6 – Note Parish Council's desire to maintain existing access. However, applicant will need to demonstrate use of existing access is safe and suitable in line with NPPF Para 109. Recommended criterion is reworded as such:</p> <p><i>"Access to the site is maintained via existing arrangements if appropriate."</i></p>
	7 (Historic England)	<p>Representations set out concern relating to how access to the site will be provided and what impact this could have on the setting of Holy Trinity Church.</p> <p>Representations recommend an addition to bullet point 8 of the policy to require that the access provided avoids harm to the setting of the church and churchyard.</p>
Policy 7 - Land at Trinity Cottage	21	<p>Representations oppose the development at Trinity Cottage (Policy 7).</p> <p>Representations refer to Paras 5.36 – 5.39:</p> <ul style="list-style-type: none"> Entrance to site is single private lane. Increased traffic will further these concerns with potential to cause an accident very close to traffic speed reduction from 60mph to 30mph as many motorists ignore the 30mph limit; Increase of traffic will cause unwanted wear. Increased vehicles will cause issues for existing residents getting in/out of their own properties; Additional properties being linked to the system will likely cause an overflow or blockage; and Loss of privacy for majority of 11 existing houses in the vicinity.
	23	<p>Representations oppose Policy 7 for the following reasons:</p> <ul style="list-style-type: none"> Access; Increase of at least 14 new cars; Hazardous situation for pedestrians; Increase in traffic getting onto and off Sandygat Lane; Dangerous to drivers and pedestrians using the road; Mature trees on private access road being removed; Nowhere for bins to be left for collection; Properties 1, 2 and 3 each have private parking spaces; and Results in illusion there is large amount of space at rear of houses 1, 2 and 3, but this is private land. <p>Consider there should be no development on land at Trinity Cottage, Policy 7 as to do so, using the existing road would be too dangerous for both cars and pedestrians.</p>

Policy 8 - Land North of Sandygate Lane	2 (Devine Homes)	<p>Representations submit their primary purpose is to demonstrate clearly to the Parish Council that there is strong support for both the Draft Neighbourhood Plan as a whole, and Draft Policy 8.</p> <p>Recommendation 1 – The reference to the site:</p> <p>Representations propose the Policy is amended as below:</p> <p><i>“Development proposals for around 18 units on land at <u>Trinity-College Sandygate Lane.</u>”</i></p> <p>Recommendation 2 – The number of dwellings the site is allocated for:</p> <p>Representations confirm they recognise that any development on this site must respect the local setting, particularly the setting of the Grade II Listed Holy Trinity Church. However, in the absence of a specific housing mix allocation it is considered that two 2-bed houses could be delivered in lieu of a single 4-bed house, yet occupying the same ground floor footprint.</p> <p>Representations submit that in light of the evidence base supporting the Draft Neighbourhood Plan, they believe the policy wording should be changed to:</p> <p><i>“Development proposals for around 48 ± units.”</i></p> <p>Recommendation 3 – Criterion 1 of Draft Policy 8:</p> <p>Criterion 1 of Draft Policy 8 states:</p> <p><i>“1. Proposals provide a suitable mix of dwelling type and size to meeting the needs of current and future households.”</i></p> <p>Representations confirm they are fully supportive of the need to provide a suitable mix of dwelling type and sizes, however, the term “future households” is considered ambiguous.</p> <p>Proposed that Criterion 1 is amended to state:</p> <p><i>“Proposals provide a suitable mix of dwelling type and size to meet the local need as identified in the most recent survey/evidence at the time of the planning application.”</i></p> <p>Recommendation 4 – Criterion 10 - pedestrian access:</p> <p>Representations state they fully support the notion that the site should connect with the existing village infrastructure, and provide connectivity between the existing village and the proposed development site.</p> <p>It is therefore proposed that Criterion 10 is amended to:</p> <p><i>“Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access.”</i></p>
	11 (WSCC Services)	<p>Representations query the introductory text in the policy box which states ‘Trinity Cottage’ and question if this should be Land North of Sandygate Lane?</p> <p>Criterion 10 of Policy 8 - Representations suggest this criterion is reworded to ensure it is compliant with NPPF.</p>
	14	<p>Representations state the proposed houses will tower over the existing houses and in particular, have a big impact on the Church farm cottages which are small in height.</p>
	21	<p>Representations oppose development at Sandygate Lane (Policy 8).</p> <p>Representations submit in respect of Paras 5.40 – 5.43:</p> <ul style="list-style-type: none"> • Entrance to site on 60mph lane; • Entrance of site very close to the private lane; • Further increasing the traffic volume with this new site is unwelcome; • Mobile signal strength is very poor; and • Estate would block those views, and go against wishes of the community planning.

	23	<p>Representations oppose Policy 8 and submit:</p> <ul style="list-style-type: none"> • Grave concerns building work could result in flooding for Church Farm Cottages; • Tree situated in fenced area close to proposed development. Are you proposing to cut this down? Believe should have Tree Preservation Order placed upon it. <p>Representations suggest the following modifications to the Policy:</p> <ul style="list-style-type: none"> • Development is taken further down Sandygate Lane; • Consideration should be given to the possible flooding of Church Farm Cottages. Will Lower Beeding Council and its representatives be prepared to accept liability for allowing a housing development to take place where there is a potential risk to existing properties structural integrity due to the increase risk of flooding when the soak away is built upon.
Policy 9 - Land at Glayde Farm (Field B)	4 (Savills)	<p>Representations state the Glayde Farm sites were assessed as part of larger 6.29 ha area of land.</p> <p>Representations confirm both parcels of land are available for delivery of dwellings within the LBNP period and will support the objectives of the LBNP.</p> <p><i>Allocation of the Land at Glayde Farm (Policy 9)</i></p> <p>Representations state the allocation under Policy 9 for 14 residential units is entirely supported by Millwood Designer Homes.</p> <p>Representations confirm Millwood Designer Homes support each of these requirements and will incorporate them within their high-quality development.</p> <p>Representations would like it noted that to provide sufficient and safe access to the site from Handcross Road (B2110), an area of land from to the east will be required. There is also the potential for an access location to the Land at Glayde Farm from Church Lane, if the Parish were minded to consider this alternative.</p> <p>Representations confirm Millwood Designer Homes recognise the importance of retaining the existing mature hedgerows that bound the site. To incorporate further flexibility into Section 7 of the policy, to allow for suitable and safe access to the site, it is proposed that Section 7 of Policy 9 should be reworded from:</p> <p><i>"Proposals allow for the retention of existing mature hedgerows and will provide replacement screen if deemed necessary."</i></p> <p>To:</p> <p><i>"Proposals allow for the retention of existing mature hedgerows unless there is a demonstrated need to remove a section. Replacement screening will be required if deemed necessary."</i></p> <p>Representations submit Land at Glayde Farm is currently allocated for 14 residential units. The Lower Beeding Parish Housing Land Availability Assessment 2018 assesses the entire 6.29 ha and considers 120 units could be accommodated. It is considered this assessment demonstrates the South East site at Glayde Farm can accommodate further homes alongside the South West site, if LBNP consider further housing needs to be accommodated in their Neighbourhood Plan.</p>
	6 (Horsham District Council)	<p>Representations request further clarification is sought on access arrangements in relation to Policy 9: Land at Glayde Farm.</p> <p>Access arrangements should be agreed in principle with the Highways Authority, but any technical solution should not prejudice the setting and integrity of local heritage assets nearby, namely the Grade 2 Listed Holy Trinity Church.</p>
	18	<p>Representations strongly object to proposed housing development at Glayde Farm, Plummers Plan.</p> <p>Representations confirm they have lived here for 48 years and have seen the road transform from a quiet country road to a main traffic route, especially for lorries.</p> <p>Representations submit they have witnessed 9 serious accidents, speed limit signs have not slowed the traffic. To consider putting a roundabout so near to a dangerous bend, which also has had accidents, is irresponsible.</p> <p>Representations state that on a more personal level it will generate traffic noise at rear of their property as well as the front.</p> <p>Representations submit voted for Old Camp Farm because it seemed a site that would have least impact on surrounding residents. Now Cisswood Hotel has come into the mix surely this would solve the number of houses needed in this area and eliminate the need to find other sites in the village.</p>

	19	<p>Representations submit their parents brought Glayde Farm in 1971 and has been in their ownership since 2006.</p> <p>Representations refer to Paragraph 5.44 - No reference made to the fact that Glayde Farm [Field B] adjoins the built up area boundary [BUAB] on its southern side.</p> <p>Representations refer to Paragraph 5.46 - 'Source tributary of River Arun' This infers this is in Field A. This is incorrect.</p> <p>Representations state seepage through Field A [reed bed] originates from Brick Kiln Pond from the time there was a brickyard.</p> <p>Representations confirm support for LBPC policy to conserve the natural habitat of this reed bed.</p> <p>Representations support the 10 items listed in Policy 9 Land at Glayde Farm [Field B].</p>
Policy 10 - Windfall Development	6 (Horsham District Council)	<p>Representations state policy for a windfall allowance of 6 dwellings to come forward in the Plan period would be appropriate to meet the indicative housing requirement.</p> <p>Representations state further clarification on this matter could be addressed through an amendment to Policy 10: Windfall Development to stipulate the shortfall of 6 dwellings will be addressed through this policy. Alternatively, the density attributed to the proposed allocations within the Plan could be increased to make up the 6-dwelling shortfall.</p>
	12	Representation considers Policy 4 of the HDPPF should also be referenced. Submitted it is not aligned to NPPF or LPA guidance.
Policy 11 - Housing Mix	4 (Savills)	Representations state Policy 11 seeks development proposals for residential development which seek to include a mix of dwelling types and sizes to meet local needs as indicated in the most recent survey. Notably, Millwood Designer Homes has additional land to accommodate bungalows should the LBNPG wish to see the delivery of bungalows in the village.
	12	Representation queries which is the most recent survey submitted? Fails to recognise registered need for self build.
Policy 12 - Design	12	Representation submits Design, acceptable if 'local vernacular' is detailed.
Aim 4 - Garden Space	12	Representation suggests a review of all sites included for development.
Policy 13 - Density	12	Representation submits the LBNP is flawed and Policy 13 is not possible.
	17	<p>Representations oppose Policy 13: Housing Density.</p> <p>'Prevailing density of surrounding area' - representations challenge this statement for at least 2 of the chosen sites.</p> <p>Representations query and ask can each proposed site be indicated with the proposed and prevailing densities?</p>
Chapter 6 - Community Facilities		
Aim 5 - Education	11 (WSCC Services)	<p>Representations refer to Para 6.4 – Year school opened as 1978 is potentially incorrect as doesn't correlate with the school site move described in the following sentence.</p> <p>Representations refer to Para 6.5 – Request 'if required' added to end of the sentence.</p> <p>Aim 5 - Representations request 'if required' added to the end of the sentence.</p>
	12	<p>Representation submits following queries/concerns:</p> <ul style="list-style-type: none"> • Question how LBPC can influence WSCC Education plans - suggest rewording aim - PC work with WSCC; • Only addresses primary education; and • Secondary education may not be delivered, but public transport to schools should be addressed.
Aim 6 - Waste Management	12	Representation advises not PC matter - Building Regs - refers to guidance on HDC site.

Policy 14 - Recreation Areas	10 (Sport England)	Representations submit if new or improved sports facilities are proposed Sport England recommend you ensure they are fit-for-purpose. Representations state any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure new sports facilities, or improvements to existing sports facilities, are secured and delivered. Representations request consideration be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.
	12	Representation suggests expanding to recognise all facilities (tennis club/fisheries, dance studio etc.) - not all residents require traditional facilities i.e. mobility issues - breadth of facilities available to be included.
	6 (Horsham District Council)	Representations confirm HDC supports the principle of Local Green Space designations. However, it is acknowledged that a strict criterion must be satisfied before formal designation.
Policy 15 - Protection of Local Green Spaces	12	Representation raises the following points: <ul style="list-style-type: none"> • LGS 1 (Church Lane) - roundabout safety measure favoured, current allocation would not allow this - could be revised to remove small portion grass verge to facilitate it; • Supports LGS2; • Propose recreational grounds, village hall, graveyard deserve LGS designation; and • Proposed development sites should each include LGS site.
	11 (WSCC Services)	Representations state in reference to Community Infrastructure it should be noted no mechanism currently exists for prioritising infrastructure needs across different public services and allocating funds to priority projects.
	12	Representation raises the following points: <ul style="list-style-type: none"> • Suggests PC develop Parish Civil Infrastructure Plan to capture beneficial projects. • Recommend developments include traffic calming as condition of planning - so not funded from CIL (discuss with WSCC how this could be done) - e.g. traffic calming at Glayde Farm or Church Lane - see no evidence Highways involved in Plan decision-making.
Policy 16 - Broadband and Telecommunications	12	Representation suggests should go further - future proof as technology develops. Cables to be underground.
Aim 8 - Utilities	12	Representation questions why aim included. Electrical supply in place - if inadequate, individuals discuss with provider, don't want power plants. Request support for renewables.
Chapter 7 - Economy		
Economy - General	12	Representation raises the following concerns/queries: <ul style="list-style-type: none"> • List of businesses in Parish not included in Plan - representation has supplied one; • Para 7.5 - suggests expanding list of large employers i.e. Leonardslee, school, Cisswood Hotel; and • Para 7.6 - query how Parish determine impact on residential amenity from commercial use?
Policy 17 - Existing Employment Sites	12	Representation suggests expanding section to cover new business opportunities in addition to existing ones.
Policy 18 - Economic Growth	12	Recommendation submits this section requires expansion - recognise importance of small businesses/home working. Inclusion of space in new dwellings for home working should be mandated. Request included for all sites to enable sustainable homes to be delivered.

Chapter 8 - Transport		
Transport - General	8 (Nuthurst Parish Council)	<p>Representations state Nuthurst Parish Council has concerns that the chosen sites for the Plan essentially concentrate development and its associated additional traffic onto Sandygate Lane and the A281. Representations confirm they are unable to find in the draft any detailed trip analysis of the newly generated traffic and suggest that this work needs to be done before the Plan is finalised.</p> <p>Representations confirm particularly concerned about the junctions of Sandygate Lane with the B2011 and the A281. Note commitment to making proposals around speed management and would wish to be involved in these discussions to link into our own community speed watch programme along the A281 at Monk's Gate and Mannings Heath.</p>
	11 (WSCC Services)	<p>Representations confirm the Strategic Transport Assessment of the Horsham District Planning Framework (HDPF), adopted November 2015, tested the cumulative impact of strategic development proposed within the Horsham District in the HDPF.</p> <p>Representations state, in considering the NHP for Lower Beeding, size and location of proposed site allocations have been taken into account when considering if further transport evidence is required at this stage.</p> <p>Representations confirm overall level of development proposed in LBNHP is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. Strategic Transport Assessment indicates there will be no severe impacts on transport network that cannot be mitigated to satisfactory level. County Council considers this provides sufficient evidence to justify overall level of development proposed in Lower Beeding NHP. Not necessary to produce further transport evidence before allocating sites proposed in NHP for Lower Beeding.</p> <p>Representations state site specific matters in the NHP need to be tested and refined through Development Management process (through the provision of pre-application advice or at the planning application stage).</p> <p>Representations refer to Para 8.7 – This paragraph appears to be incomplete.</p>
	12	<p>Representation raises the following concerns/queries:</p> <ul style="list-style-type: none"> • Plan not used NPPF definition of sustainable transport modes - new homes should have electric car charging points; • Strategic Objectives (SO) - Objectives sound but should be covered in design of new developments (planning app, planning conditions, & building regs) - the need to be SO may be irrelevant; • Para 8.1 - If planning applications don't reach Parish at same time don't believe cohesive scheme can be ensured - suggest using structure in NPPF/HDC Guidance to derive benefits of Strategic Directives in Chapter 8; • Para 8.4 - Bus services - focus on village centre but Plan covers whole Parish - need to recognise bus service differs between settlements - amend 8.4 to reflect true service across Parish (bus services provided); • Para 8.10 - parking issues at recent developments - needs to be learnt from for chosen developments (SO 9 & 11). Aim 9 covered by SO11 - Aim 9 not required unless detailed as Policy. New policy would require new developments to give space for gardens/parking with wide roads & access. If Aim 9 kept, parking should be expanded to include safety element of roadways; • Policy 7: Trinity - restricted access/single track drive - conflicts SO11. Policy 6: Cyder - insufficient space parking/garden due to proposed allocation of high density development. Review both sites - conflict SO11; • Para 8.11 - 4 x proposed sites not demonstrated sufficient parking/wide roads - request sites provide plan of parking/roadways; and • Para 8.20 - Developers should include details how sites will be accessed before selection.
	14	<p>Representations submit the 89 bus has had its timetable cut and no longer runs on a Saturday morning, and the 17 bus is very limited to and from Horsham/Brighton.</p>

Aim 9 - Parking	11 (WSCC Services)	Representations refer to Para 8.11 as it is considered the statement could be misleading. Suggest this paragraph is deleted or evidence provided to support the claim in the form of examples or accident data.
Aim 11 - Accessibility	11 (WSCC Services)	Representations state Aim 11 is welcomed for the support to the local PROW network but it is recommended to also support horse riding in the Parish and the many bridleways that already exist.
	12	Representation suggests expanding - 'new dwellings should be accessible by all' - i.e. less mobile. Suggest accessibility be forced by SO/Policies - only consider developments when issue considered.
Aim 12 - Public Rights of Way	12	Representation suggests expanding - 'developments considered only if protect PROW'. Suggest working with WSCC to upkeep PROW.
SA COMMENTS		
	4 (Savills)	Representations state Sustainability Appraisal (SA) currently assesses the larger site at Clayde Farm under reference LBP19. It is suggested that this assessment is updated to acknowledge the smaller site that has been allocated within the LBNP.
	16	<p>Representations provide details on typos:</p> <p>Wrong year:</p> <ul style="list-style-type: none"> • Para 1.17 - January 2019; and • Para 1.18 - January 2019. <p>Typos:</p> <ul style="list-style-type: none"> • 3.25 - Box, 3rd bullet down - amend 'lease deprived' to 'least deprived'; • 4.11 - 4th line down amend 'struct' to 'struck between the need...'; • 4.12 - 2nd line 'table below' - no table on page; • App 1 (Tables) - Land at Handford Way - typo in heading - change 'Hanford Way' to 'Handford Way'; and • App 1 (Tables) - Land at Old Camp Farm - last line of notes box 'Note: The site promoter has indicted (amend to 'indicated'. <p>Sustainability Appraisal - Non Technical Summary:</p> <ul style="list-style-type: none"> • Para 4.13 - 1st line, 1st bullet - '...concentrations of archaeological remain - amend to 'remains'.

	12	<p>Representation provides the following comments:</p> <ul style="list-style-type: none"> • Para 1.2 – Settlement of Monk's Gate missed from the text; • Para 1.13 - Not able to find this 'Scoping Report' in the evidence base; • Para 1.14 - If continual updating has occurred and this SNP document has been dated November 2019 and the HDC guidance on how to conduct Site Assessments for Neighbourhood Plans has been published on the HDC website before this date, please correct this to ensure the correct methodologies are reflected when determining housing locations and site assessments for the LBNP included; • Shows a site should be an appropriate size to accommodate 6 dwellings or more to be classified as an allocation; • HDC advised since Crabtree being considered for Secondary Settlement Status, Crabtree could accommodate some development, it did not say the Cyder Farm site should have 6 dwellings allocated, but that up to 6 dwellings; • Para 3.3 - Negates to reflect Parish and Neighbourhood Plan area extend into the settlement of Monk's Gate; • Para 3.8 states "401 households...." Para 3.12 states "at the 2011 Census, there were 421 occupied"; • Paras 3.50, 3.51 and 3.52 - cannot find any evidence this recommendation has been carried out and the proposed site in the Conservation Area of Crabtree; • Para 3.53 - No evidence this has been considered; • Para 3.59 - Missing catchment of River Ouse in Parish too; • Para 3.67 - Fails to capture variety and number of businesses in the Parish. Provided list to act as starting point to enable any impact on businesses to be measured and LBNP to have baseline to work from going forwards. Current scant detail makes Parish appear as if it is void of employment opportunities which is far from the case with a wealth of both skilled and less skilled jobs being undertaken; • Para 3.73 - Can't find evidence this standard methodology has been used to calculate housing need and it should be; • Para 3.15 - LBNPWP still choose to ignore this requirement; • Para 4.3 - Reference made to a SWOT Analysis, can't find this in the evidence base; • Para 4.4 - Again refers to missing Scoping Report; and • Page 21 - Would benefit from baseline position being shown and the required change. <p>Queries in relation to:</p> <ul style="list-style-type: none"> • Objective 6 • Objective 7 • Objective 9 • Para 4.12 - Correct this and give more time for comments on this missing data; and • Para 5.7 - Issues with Parish Council allocations of residential units to the chosen sites.
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8. HOW THE MAIN ISSUES HAVE BEEN CONSIDERED

- 8.1. Paragraph 15(2)(d) requires the Consultation Statement to describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.
- 8.2. Section 7 details the stakeholder feedback in Table 1.
- 8.3. Table 2 set out below, summarises comments received and how these have been taken into consideration in preparing the Submission Version LBNP (Regulation 16). This is presented thematically, for ease of cross-reference to the LBNP.

TABLE 2

STAKEHOLDER FEEDBACK WITH COMMENTS

GENERAL, AIMS/POLICIES & SUSTAINABILITY APPRAISAL			
Policy	Commenter No.	Summary of Comments	Updates/Changes to LBNP
General	4 (Savills)	Representations submit LBNPG should be mindful that the NP conforms with HDC Local Plan Review so that it does not become quickly out dated.	Comments noted. No changes to LBNP. Chapter 9 sets out the Parish Council's commitment to review the LBNP in 2021 in order to take account of any revised housing numbers which are allocated to the Parish in the Local Plan Review.
	5 (Natural England)	Representations confirm NE does not have any specific comments on this draft Neighbourhood Plan.	Comments noted. No changes to LBNP.
	6 (Horsham District Council)	Representations welcome the acknowledgement within the Plan (Paragraphs 5.20 – 5.23) of the District Council's current position with regards to reviewing the Local Plan, further clarification in the Plan that the Parish will also commit to a review of the Neighbourhood Plan once Horsham's Local Plan review process has been completed would be welcomed. This will bring reassurance emerging Plans, such as the LBNP has been positively prepared.	Comments noted. No changes to LBNP. Chapter 9 sets out the Parish Council's commitment to review the LBNP in 2021 in order to take account of any revised housing numbers which are allocated to the Parish in the Local Plan Review.
	7 (Historic England)	Representations do not wish to raise any objections to any policies in the Plan and have restricted our comments to areas where greater clarity could be provided or where further policy detail could help to avoid harm.	Comments noted. No changes to LBNP.
	8 (Nuthurst Parish Council)	Representations confirm as neighbouring Parish Council that was an early developer of a Neighbourhood Plan, NPC supports the work of LBPC and understands the necessary compromises involved.	Comments noted. No changes to LBNP.
	9 (Southern Water)	Representations submit although no current plans, over the life of the Neighbourhood Plan, it may be that we will need to provide new or improved infrastructure, either to serve new development and/or to meet stricter environmental standards. Therefore important to have policy provision in Neighbourhood Plan which seeks to ensure necessary infrastructure in place to meet these requirements. Representations state to ensure consistency with the NPPF and facilitate sustainable development, propose additional policy as follows: <i>"New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the Plan."</i>	Comments noted. No changes to LBNP. Regulatory powers outside of Neighbourhood Plan policy to facilitate essential utilities infrastructure.
	11 (WSCC Services)	Representations state Strategic Objectives could be enhanced by lending support to off-road access on public footpaths and bridleways.	Comments noted. Strategic Objective 14 expanded to include support for improvement to off-road access on public footpaths and bridleways. Amended Strategic Objective to read: <i>"Support accessibility to public transport and improvements in road and pedestrian safety, including improvements to off road access on public footpaths, cycle paths and bridleways."</i>

12	<p>Representation opposes Plan.</p> <p>Representation submits:</p> <ul style="list-style-type: none"> • Comments provided which have been referenced/evidenced to enable efficient review, and • Highlights previously submitted many comments/concerns re the Plan. <p>Representation requests the following amendments/requests:</p> <ul style="list-style-type: none"> • Request all documents have page numbers; • Request changes to documents shown; • Question - Will there be a further Consultation period if changes made to LBNP? • Add to Glossary - meaning of LBPC/NPWP/LBNP/HDC; • Evidence base/LBNP reviewed - all proposed sites should be treated the same; • Additional information/evidence presented - needs to be added to evidence base & reflected in all documents; • General comment on plan - numbering of Strategic Objectives inconsistent with list on p11; • P5 - Discrepancy - distance Lower Beeding-Horsham - Para 2.1 = 3.5 miles / Para 2.3 = 4 miles; • Discrepancy - p7, Para 2.18 = 400 dwellings, p18, Para 5.2 = 421 dwellings; • Discrepancy - location village centre - p9, Para 2.27 - cross roads A281 & B2110 - p5, Para 2.1 = centred on Holy Trinity Church and Plough PH - <i>"The village is centred around Holy Trinity Church and the Plough public house, where Sandygate Lane (B2115) meets Handcross Road (B2110)."</i>; • p12, para 4.7 - 3rd line - amend 'measure' to 'measured'; • Discrepancy - distances to Horsham train station Para 8.5 = 5.2 miles / Para 2.37 = 4.6 miles. Request 8.5 updated; • P40, Para 8.10 - discrepancy year Trinity Fields built - 8.10 = 2010 / 2.17 = 2012; • 8.7 - Information on published walks missing; and • Paras 8.16/8.17 - amend B2100 to B2110. <p>Representation submits the following comments in respect of Chapter 2 - Parish Profile:</p> <ul style="list-style-type: none"> • Para 2.14 - list of important buildings in Parish should be expanded; • Para 2.22 - suggest map added showing location of facilities; • Para 2.27 - statement incorrect - main business hubs not in village; • Para 2.28 - request Brookfield Barn included & additional accommodation available i.e. b&b's; • Para 2.30 - Units not in Crabtree - needs correcting/expanding i.e Monk's Gate, ATS, Stonegate...; • Para 2.30 - 2 x tables - wide variety employment opportunities not included (representation provides map & sample list current business/employment opportunities); • Para 2.31 - some missing - church, school, farming businesses, consultancy; • Para 2.32 - venues not listed, more available i.e. church, request more details - licensed/reception venue. Expand - Leonardslee significant employer - restaurants/gardens; • Para 2.34/2.37 - distance to 'services not in Parish', train stations and access to public transport, varies between settlements. NPPF defines sustainable transport - Plan fails to acknowledge this; and • Para 2.38/39 - selection public transport included - frequency or not all services are available from all stops/sites has been noted. Rep provided full bus service listing. <p>Representation submits the following comments in respect of Chapter 9: Monitoring and Review:</p> <ul style="list-style-type: none"> • Para 9.1 - NPPF or HDC Local Plan not considered - will become outdated; • Para 9.2 - LBNPWP - aware NPPF, don't reflect guidance contained - wedded to BUAB; and • Para 9.4 - Comments commitment to 2021 review - vital up-to-date information used/changes made public. 	<p>All comments noted.</p> <p>Typos etc. corrected.</p> <p>Acronyms in LBNP are explained.</p> <p>Strategic Objectives at start of each chapter include bullet points and not numbers.</p> <p>Discrepancies in distance updated:</p> <p>Chapter 2 provides an overview of facilities etc. in Parish and is not an exhaustive list. No changes made.</p> <p>HDC have requested all Parish Council's preparing a Neighbourhood Plan include a commitment to review.</p>
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12 cid	<p>Representation submits the following comments in respect of Chapter 10: Maps:</p> <ul style="list-style-type: none"> • Suggest key/explanation detailing what maps show included in text; and • Fig 20 - Suggest showing how sit against BUAB. <p>Representation submits the following comments in respect of Chapter 11: Schedule of Evidence:</p> <ul style="list-style-type: none"> • Suggest docs added/linked to LBNP website. <p>Representation raises the following queries/concerns in relation to the Exhibition:</p> <ul style="list-style-type: none"> • Representations state comments collected during this consultation have not been included in any evidence base; • Local Exhibition Poll Results 2018 as shown on LBPC website for the Neighbourhood Plan during the Regulation 14 Pre-submission consultation dated 25th November 2019 to 17th January 2020; and • Incorrect facts may have led to some sites being at a distinct disadvantage during this exercise. 	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>Layers (BUAB, Listed Building etc.) will be added to Map in due course by HDC.</p> <p>Key evidence documents included on website.</p> <p>A summary of feedback from consultation events will be included in Consultation Statement in due course.</p>
13	<p>Representation offer their thanks to those who have worked on this Plan.</p> <p>Representations submit current LBNP has poor use of the evidence in the evidence base and resultant policies are not robust. I do not think that this LBNP could withstand scrutiny or challenge and requires significant review and amendments to enable it do so.</p> <p>Representation submits:</p> <ul style="list-style-type: none"> • Errors and mistakes to the LBNP and evidence base; • Inconsistent application of evidence and decision-making; • Flaws in policy; • Poor choice of sites for new houses; • Little respect or response to biodiversity or sustainability; • Indicative housing number of just 51 not evidenced or sufficient to meet needs of resident – already more than 90 people on Affordable Housing Register, yet going to deliver less than 25% of this need; • Evidence base does not substantiate substance of Plan; • Evidence to support decisions and policies is not provided; • Omissions or confusing evidence used when selecting sites; • No evidence to show the NPPF has been reflected in decision-making; • Missing documents referred to in the LBNP; • Have all of the documents in the Schedule of Evidence (Chapter 11) been used to make this Plan? If so, they need to be included in evidence base. If documents have been listed and not used why have they been included; • Plan fails to support business either existing or new; • No review of deliverability of sites e.g. do they have suitable access or can this be achieved to WSCC approval; • No detail that sites located in different settlements and so have different access to sustainable transport and as such services and facilities; • HDC policies must be shown and applied correctly, they are not in this LBNP; and • The recognition that HDC and LB NPWP both supported Crabtree and Monk's Gate for Secondary Settlement Status needs to be reflected in the evidence base, review of decisions and LBNP. <p>Representations request the Plan be reviewed, updated and corrected before it goes to HDC for Regulation 15 and onwards to Regulation 16, since I believe in its current form there are errors and gaps that do not enable it to be considered sound.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>Typos etc. are updated.</p> <p>Key evidence documents are included on website.</p> <p>See above advice re indicative housing number, PHLAA, SA, HDC advice on Monk's Gate.</p>

15	<p>Representations strongly oppose for following reasons:</p> <ul style="list-style-type: none"> • Fields north of Sandygate Lane subject to flooding; • Impact on equine fields and nature; • Highways cannot cope with traffic imposed; • Poor public transport service; • Too much growth, too quickly; and • Insufficient parking spaces in Horsham for any commuter. Infrastructure needs to be thought through. <p>Representations submit a careful and considered approach should be adopted to ensure the environment is not killed off in the process of house building.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>Background Paper prepared by the Steering Group) to detail background to housing site selection process including: Call for Sites, Site Assessment Work; Public Exhibitions; Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites.</p>
16	<p>Representations provide details of Typos/Corrections:</p> <ul style="list-style-type: none"> • Para 1.7 - 1st line - add hyphen to 'community-led'; • 2nd/3rd line - LBPC(LBPC) and NPWP (NPWP) - Missing definitions; • Para 2.2. - 2nd line, remove apostrophe from 'Plummer's'; • Para 2.18 of Plan (400 dwellings) and 3.12 of SA (412 dwellings) - NP data does not agree with SA data; and • Para 2.20 - last line - '...resulting in net total of 59 dwellings' - should be 'net increase'. 	<p>Comments noted.</p> <p>Paragraph 1.7 updated to read:</p> <p><i>"The LBNP is a community-led Plan and must derive its objectives, actions and authority from the community. From the outset, Lower Beeding Parish Council (LBPC) were determined that the residents should be kept informed and given every opportunity to inform the Neighbourhood Plan Working Group (NPWG) what they wanted. Communication and consultation, in various forms, played a major role in formulating the LBNP."</i></p> <p>Paragraph 2.2 is updated to read:.... "Plummers Plain".</p> <p>Paragraph 2.18 is updated to read: "At the time of the last census, the Parish included 421 dwellings, 401 of which were occupied."</p> <p>Paragraph 3.12 of SA is also updated to confirm "At the time of the last census, the Parish included 421 dwellings, 401 of which were occupied."</p> <p>Paragraph 2.20 is updated to read "net increase".</p>
17	<p>Representations oppose plan.</p> <p>Refer to Para 1.12-1.13 - Oppose. This refers to information being available and refers to regular updates and the use of the dedicated Web page. The minutes of any meetings held which were not open to the public were completely lacking in detail and gave no indication of decisions being made.</p> <p>Representations refer to Monitoring & Review - Modification Comments - Plan will be reviewed in 2021 in light of any revised housing allocations for the Parish. Where does this review sit in the timeline of the adoption of the NP, given that the housing numbers are a main part of the whole Plan?</p> <p>Representation comments to Overall Plan - Oppose - suggest that the decision-making process on which the NP has been based has been very unclear. The original 'Call for Sites' was a drawn out affair.</p> <p>Representations submit site allocation should be based on the best sites for development within the Parish and then densities, housing mix, appearance etc. can be established.</p> <p>Representations submit AFRS report, which is included in the Regulation 14 documents, is now 6 years old and so the relevance of this report should be clarified.</p> <p>Representations state NP should be very prescriptive on what will not be acceptable.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>HDC have requested all Parish Council's commit to a review and so this has been included as a result of this request.</p> <p>Background Paper prepared by the Steering Group) to detail background to housing site selection process including: Call for Sites, Site Assessment Work; Public Exhibitions; Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites.</p>

	20	<p>Representations state excellent document; very methodical and covering all aspects of the things we dearly value in the Parish. Well done to all involved!</p> <p>Representations refer to Para 4.21 - Observatory no longer functioning and hasn't been for a couple of years now. For sake of transparency/honesty, may be better to either remove this section, or re-phrase along the lines of <i>"There is building infrastructure capable of supporting a functioning observatory in Mill Lane at Crabtree... Freedom from light pollution would be vital to its operation if it was re-instated."</i></p> <p>Representations provide details of types/inconsistencies:</p> <p>Types:</p> <ul style="list-style-type: none"> • Para 5.16 - 2nd line - space between 'LBPC' and 'has'; and • Para 7.11 - Typo - 1st line - space between 'LBPC' and 'are'. <p>Inconsistencies:</p> <ul style="list-style-type: none"> • Paras 2.36 & 8.6 - Inconsistency in distance mentioned - Gatwick Airport - 13 miles/14.8 miles; • Paras 2.37 & 8.5 - Inconsistency in distances and stations mentioned - Horsham 4.8 miles/5.2 miles; and • Paras 2.17/8.10 - Inconsistency in year for Trinity Fields development - (2012/2010) - believe 2012 is the correct year. 	<p>Comments noted.</p> <p>Paragraph 4.21 updated to read:</p> <p><i>"There is building infrastructure capable of supporting a functioning observatory in Mill Lane at Crabtree... Freedom from light pollution would be vital to its operation if it was re-instated."</i></p> <p>Typo (spacing) in Paragraph 5.16 and 7.11 updated.</p> <p>Consistent distances to Gatwick Airport, Horsham is provided in Paras 2.36 & 8.6 and Paras 2.37 & 8.5.</p> <p>Year of Trinity Field development is confirmed and updated accordingly in Paras 2.17/8.10</p>
<p>Chapter 4 - Environment & Heritage</p> <p>Environment & Heritage</p> <p>- General</p>	12	<p>Representation submits the following comments:</p> <ul style="list-style-type: none"> • Para 4.18 - housing allocations - won't provide enough affordable housing. No policy ensuring HDC requirements for affordable housing are met. • Para 4.19 - efficient energy - sentence needs reviewing, refers to energy hierarchy (Policy 36) this should be reflected and used in the Plan. 	<p>Comments noted.</p> <p>No changes to Paragraph 4.18.</p> <p>Policy 5 is updated to read:</p> <p><i>"Lower Beeding Parish Council will support development proposals which incorporate measures to maximise energy efficiency of new buildings in accordance with the energy hierarchy."</i></p>
<p>Chapter 5 - Housing</p> <p>Housing - General</p>	1 (Chris Carey)	<p>Representation objects on the following principal grounds:</p> <ol style="list-style-type: none"> 1. Robustness of Housing Needs Assessment Methodology and recommended housing number for the life of the Plan; 2. Parish Housing Land Availability Assessment and associated site assessment methodology; and 3. Consultation exercise supporting the Plan process and the weight given to previous consultation exercises. <p>Representations state Lower Beeding PC have opted to request a report from Horsham DC 'Determining an Indicative Housing Requirement Number for Neighbourhood Plan Areas'. Suitability of this report is challenged and is considered not to be sufficiently robust to meet the 'Basic Conditions' requirements and adequately form part of the evidence base for the Neighbourhood Plan.</p> <p>Representations would like it noted the formal advice which the Council has provided to all Parish's who are preparing a Neighbourhood Plan in Horsham District is that the most robust approach to determining the housing number for the purposes of plan-making remains the formal and comprehensive housing needs assessment offered via Locality.</p> <p>Representations state Lower Beeding PC have decided not to seek funding support from Locality and commission the 'Comprehensive Housing Needs Assessment' as advised by the District Council. Parish council does not detail the reasons and logic for not following this advice.</p> <p>Representations strongly contend the identified housing need of 51 units on which the Section 6 Housing Policies is based upon is neither appropriate nor robust and that a full and comprehensive HNA should be commissioned as advised by Horsham DC.</p>	<p>Comments noted.</p> <p>No changes to LBNP</p> <p>With respect to housing numbers, as an intrinsic part of the preparation of the INP, a draft Housing Needs Consideration Report was prepared in October 2016. The Report was updated in April 2018 and September 2018 to include updates with respect to the publication of the draft NPPF in March 2018 and the revised NPPF in July 2018.</p> <p>The NPPF was subsequently updated and published in February 2019. With respect to calculating housing need, Paragraph 65 confirms strategic policy-making authorities should establish a housing requirement figure for their whole area. Within this overall requirement, the NPPF confirms strategic policies should also set out a housing requirement for designated neighbourhood areas.</p> <p>Paragraph 66 of the NPPF states: <i>"Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."</i></p> <p>In light of the above policy position an 'indicative figure' was requested from HDC and provided for Lower Beeding in October 2018. The LBNP has been prepared on this basis and seeks to positively facilitate the delivery of the 'indicative figure'.</p> <p>This approach is reflective of the NPPF and therefore wholly in accordance with the Neighbourhood Planning Regulations.</p>

1 (Chris Carey) ctd...	<p>The draft plan recommends the inclusion of:</p> <ul style="list-style-type: none"> • Cyder Farm; • Trinity Cottage; • Land North of Sandygat Lane; and • Land at Glayde Farm – Field B. <p>Representations submit principal reason for recommending these sites for development appears to be their proximity to the BUAB and local services. This decision is considered fundamentally flawed for the following reasons:</p> <p>a) Lower Beeding is a small rural Parish with a dispersed settlement pattern. The Parish does not have a principal settlement area and concentration of future development in one small area cannot be justified. Parish council have failed to properly consider other submitted sites such as LBP10 which are available, suitable and achievable and are located within reasonable proximity to the BUAB with good transport links;</p> <p>b) Level of local facilities is extremely modest; and</p> <p>c) Three promoted sites in Lower Beeding Village are greenfield sites. Considered sufficient weight has not been given to the impact of the loss of such land sites and their land use.</p> <p>Representations submit it is felt the views of the local community regarding proposed sites should carry more weight and be a significant part of the site assessment process.</p>	<p>In response to comments with respect to site assessments, recommend a Background Paper is prepared (by the Steering Group) to detail background to housing site selection process including: Call for Sites, Site Assessment Work; Public Exhibitions; Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites.</p>
3 (RDJW Architects)	<p>Representations submit:</p> <ol style="list-style-type: none"> 1. All of the proposals are for existing green field sites and no brown field sites have been included. Feel strongly previously developed land which is now redundant should form part of your Plan. 2. There would be no meaningful affordable housing provided in any of the proposed schemes. At Cisswood House, it is submitted, this would be provided. 3. At Cisswood House, there is the opportunity to preserve and enhance an existing leisure facility which provides employment whilst providing for smaller dwellings within the Parish. 4. All of the proposals are for houses, not apartments. Provision of apartments would facilitate smaller households or single persons moving to the area, thus releasing housing for larger families. 	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>Background Paper prepared (by the Steering Group) to detail background to housing site selection process including: Call for Sites, Site Assessment Work; Public Exhibitions; Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites.</p>
4 (Savills)	<p>Representations state Millwood Designer Homes support the LBNPG approach to the overall housing provision within the Plan and consider working with HDC has allowed for a requirement of 51 dwellings in the LBNP.</p> <p>Representations submit HDC are at the early stage of reviewing their Local Plan. In this regard, incorporating flexibility into the LBNP could help ensure a robust Neighbourhood Plan despite an emerging Local Plan.</p> <p>Representations confirm Millwood Designer Homes fully support the LBNP but believe if LBNPG would like further flexibility in their Plan then the full housing requirement could be allocated through achievable sites.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>Chapter 9 sets out the Parish Council's commitment to review the LBNP in 2021 in order to take account of any revised housing numbers which are allocated to the Parish in the Local Plan Review.</p>
6 (Horsham District Council)	<p>Representations submit there is an expectation in the adopted Horsham District Planning Framework that in addition to any sites allocated specifically in the adopted HDPF, emerging Neighbourhood Plans will be required to accommodate a proportion of the 1,500. HDC welcome the emerging Neighbourhood Plan is proposing to make new housing allocations to count towards this requirement.</p> <p>Representations confirm HDC has provided the steering group with an 'indicative' housing target of 51 dwellings in the Plan period following a request made by the Parish.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p>
8 (Nuthurst Parish Council)	<p>Representations state particularly concerned where the sewage from the proposed new dwellings along Sandygat Lane and around the church will be treated.</p> <p>Representations state concerns would be hugely magnified, for obvious reasons of scale, if planning application DC/19/2523 at the Cisswood Hotel were to be agreed by HDC (see concerns re 'Traffic under 'Chapter 8 Transport - Aims Tab'.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>At this stage it is unknown where foul water will be treated, this matter will be addressed at the planning application stage. At a strategic level, Southern Water have not advised of any capacity issues in the local infrastructure network.</p>

12	<p>Representation raises the following queries/concerns in relation to:</p> <ul style="list-style-type: none"> Densities of proposed allocation sites compared to housing number identified in PHLAA and SA/SEA; Use of the term 'around' ; Lack of mention of Monk's Gate being proposed for secondary settlement. Request for Monk's Gate to be referenced in LBNP; Availability of Housing Needs Consideration Report; Indicative Housing Figure provided by HDC. It is considered this figure does not reflect the designated Neighbourhood Plan area but just the BUAB. Submit the number identified is low; How the 'Indicative Housing Figure' has been calculated; Indicative Housing Figure being based on the current HDPF and not taking account of reside approaches to calculating housing need; Availability of minutes of meeting which resolved to plan for the indicative housing number; Availability of discussions/agreement with HDC in respect of site assessment; Whether HDC guidance has been followed in respect of site assessment template; Whether Monk's Gate was considered? Considers Local Plan includes details of HDC recommendations & support for both Crabtree and Monk's Gate as secondary settlements. Submit this should of been given consideration when discussing sites for allocation. Consider Monk's Gate should also have some modest development and request the LBNP is revised to treat all settlements on an even basis and use the full suite of data and advice from HDC; Declaration of interest of member at meeting on 03 July 2018; Availability of minutes of meetings in which LBPC resolved to allocate 4 sites; Proposed allocation of Cyder Farm, Trinity Cottage and Gayde Farm; Approach to affordable housing; and Material presented in PHLAA (see below). <p>Representation raises the following queries/concerns in relation to the PHLAA:</p> <ul style="list-style-type: none"> Document dated April 2018, yet other documents in the evidence base claim that all evidence has been reviewed and developed as guidance, plans and amendments have come forwards. Is this document a true reflection of these changes? Page 1 Paragraph 1.2 claims to take regard of Government Guidance and HDC process but it has not reflected the current guidance on HDC website; Evidence presented does not follow into policies made in the draft LBNP; Why has LB NPWP not used the guidance provided by HDC; Evidence base contains details of this by inclusion of HDC SHELAA Site Assessment in Appendix 1 but LB NPWP have made no evidenced use of this data and ended up with sites proposed in the LBNP that do not reflect recommendation from these HDC SHELAA Assessment; Paragraph 4.1 - LBNP has not enabled the needs of the full Parish to be met by excluding the part within the settlement of Monk's Gate; Para 5.1 - No recognition of Monk's Gate as Secondary Status; Para 5.5 - Concerns in relation to application of 25% of the gross area of Greenfield site will be set aside for green infrastructure provision; Findings from PHLAA have not been carried into either the LBNP or the LBNP Sustainability Appraisal; and In the PHLAA - change of names and no use of the LBP reference numbers is confusing and misleading. Can documentation use consistent nomenclature and numbering of sites to enable cross referencing of the evidence base. 	<p>Comments noted.</p> <p>Background Paper prepared by the Steering Group) to detail background to housing site selection process including, Call for Sites, Site Assessment Work, Public Exhibitions, Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites.</p> <p>See HDC advice re spatial strategy and Monk's Gate.</p> <p>With respect to housing numbers, as an intrinsic part of the preparation of the INP, a draft Housing Needs Consideration Report was prepared in October 2016. The Report was updated in April 2018 and September 2018 to include updates with respect to the publication of the draft NPPF in March 2018 and the revised NPPF in July 2018.</p> <p>The NPPF was subsequently updated and published in February 2019. With respect to calculating housing need, Paragraph 65 confirms strategic policy-making authorities should establish a housing requirement figure for their whole area. Within this overall requirement, the NPPF confirms strategic policies should also set out a housing requirement for designated neighbourhood areas.</p> <p>Paragraph 66 of the NPPF states: <i>"Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."</i></p> <p>In light of the above policy position an 'indicative figure' was requested from HDC and provided for Lower Beeding in October 2018. The LBNP has been prepared on this basis and seeks to positively facilitate the delivery of the 'indicative figure'.</p> <p>This approach is reflective of the NPPF and therefore wholly in accordance with the Neighbourhood Planning Regulations.</p> <p>Minutes of Parish Council meetings are available on websites.</p> <p>Site assessment template, shared and agreed with HDC.</p> <p>In response to PHLAA comments:</p> <ul style="list-style-type: none"> Site Assessment was carried out at a point in time and only updated where factual corrections were required. Template has been discussed and agreed with HDC. SHELAA is a starting point and provides a higher level assessment of sites. Site assessments carried out at Parish level are more detailed. The full extent of the Parish has been designated for the purposes of neighbourhood planning and sets the Vision, Objectives, policies/aims for the Parish as a whole. Paragraph 5.5 confirms <i>"It has also been assumed that a minimum of 25% of the gross area of a greenfield site will be set aside for green infrastructure provision. This might include site boundary buffer zones and retention of existing features (e.g. trees, hedges, watercourses).</i> <p>Regard has then been paid to specific constraints to identify where a reduced development potential may exist on any given site. This could include, for example, constraints in respect of topography, flood risk, relationship to neighbouring land uses, site layout, etc.</p> <p>This approach seeks to recognise the balance that needs to be struck between making efficient use of land through good design principles, without detriment to local infrastructure, and harming the amenities of surrounding land uses, the character and historic fabric of the area."</p> <ul style="list-style-type: none"> The environmental constraints which have been identified in the PHLAA have been taken into consideration in the preparation of the SA. Comments noted re numbering.
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12 ctd...	<ul style="list-style-type: none"> Concerns in relation to: <ul style="list-style-type: none"> Bus Service; Density; Contradiction to SHELAA; Capacity; Heritage; Vehicular access constraints; Distance to Heritage Assets; No vehicular access; Foul Drainage; Backland Development; PHLAA does not recognise that Crabtree and Monk's Gate were both recommended by HDC to be secondary settlements; Site LBP23 has been treated in an unfair and discriminatory manner by not having the same level of detail included as other sites and factors that may have enabled it to be selected as a potential site in the LBNP purposefully ignored and disregarded; Concerns raised in relation to SA scoring of LBP23; and Concerns raised in respect of exhibition material and how this has been used in preparation of LBNP. 	Comments noted. No changes to LBNP. See HDC advice re spatial strategy and Monk's Gate. HDC advice to be included in Consultation Statement in due course. See Submission SA.
14	Representations object to proposed houses as per Policies no. 7 & 8 due to highway concerns. Representations submit water/sewage will have a big impact on the proposals Policy number 7 & 8. Representations state there are plenty of other options in the village which should be considered and the ideal proposal would have been Cisswood House Hotel, which encourages growth in a local business! This would also create a safe junction by either a roundabout or traffic lights onto the busy Brighton Road.	Comments noted. No changes to LBNP. Background Paper prepared by the Steering Group) to detail background to housing site selection process including: Call for Sites, Site Assessment Work; Public Exhibitions; Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites.
17	Representations oppose Paras 5.16-5.19 - Main issue relates to the number of new dwellings being considered for the NP. At the last public exhibition and subsequent public meeting on 28th June 2018, the number of dwellings on which site selection was based was 22-24. The representations state the limited information available in minutes of meetings after this date and no revised dwelling numbers were either mentioned or published. Representations state the draft NP on which comments are being sought is based on the assumption that 45 new dwellings, excluding windfall development, will be built. The residents of the Parish were asked to choose/rank their preferable and least preferable development site locations based on the assumption that only 22-24 new dwellings would be built. I fail to see how those choices can now be used to allocate the provision of 45 dwellings. I would therefore suggest that the fundamental decision-making process on site allocation is flawed. Representations oppose Para 5.28 - 28th June 2018, recorded one of the reasons for excluding LBP24 (Cedar Cottage) at that stage was due to access problems. 100% inaccurate as there were no access issues and legal agreements covering access were available. At no time was the landowner questioned about this perceived issue. Would suggest this was unfair practice and brings into question the validity of the decision-making process.	Comments noted. No changes to LBNP. Paragraph 5.6-5.15 sets out the background to LBPC's approach to calculating housing need. Background Paper prepared by the Steering Group) to detail background to housing site selection process including: Call for Sites; Site Assessment Work; Public Exhibitions; Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites. Paragraph 5.6-5.15 sets out the background to LBPC's approach to calculating housing need.
22	Representations strongly object to Policies no. 7&8 dated Nov 2019 due to highway concerns.	Comments noted. No changes to LBNP. No highways objection has been raised in respect of the proposed allocation.
6 (Horsham District Council)	Representations submit proposed development of 6 units within the Crabtree Conservation Area (Policy 6: Land at Cyder Farm) should respond positively to the historical context and the Parish can demonstrate a positive endorsement from Historic England through the consultation process.	Comments noted. Historic England have been consulted and Policy 6 updated to reflect advice received.

Policy 7 - Land at Trinity Cottage	7 (Historic England)	<p>Representations submit the policy provides a requirement to have special regard to preservation and/or enhancement of area's character and respond positively to prevailing character of surrounding area.</p> <p>Representations submit the requirement for special regard could be more explicit about how this is expected to influence the design of development, but it does help to draw attention to the designation and this is necessary to satisfy the requirement to promote sustainable development.</p> <p>HE would prefer a policy that provides further direction on, for example, the appropriate scale of development, necessary set back of buildings from the road or layout to protect the area's character or appearance and use of particular materials.</p> <p>Representations recommend using the following wording, but would happily discuss more detailed alternatives:</p> <p><i>"4. Proposal have been prepared with special regard to the need to conserve the significance of the Crabtree Conservation Area and clearly have a design that has scale, form, layout and materials that will contribute positively to its character or appearance."</i></p>	<p>Comments noted.</p> <p>Criterion 4 updated to read:</p> <p><i>"Proposals have been prepared with special regard to the need to conserve the significance of the Crabtree Conservation Area and clearly have a design that has scale, form, layout and materials that will contribute positively to its character or appearance."</i></p>
	11 (WSCC Services)	<p>Representations refer to Policy 6 Criterion 6 – Note Parish Council's desire to maintain existing access. However, applicant will need to demonstrate use of existing access is safe and suitable in line with NPPF Para 109. Recommend criterion is reworded as such:</p> <p><i>"Access to the site is maintained via existing arrangements if appropriate."</i></p>	<p>Criterion 6 updated to read:</p> <p><i>"Access to the site is maintained via existing arrangements if appropriate."</i></p>
	7 (Historic England)	<p>Representations set out concern relating to how access to the site will be provided and what impact this could have on the setting of Holy Trinity Church.</p> <p>Representations recommend an addition to bullet point 8 of the policy to require that the access provided avoids harm to the setting of the church and churchyard.</p>	<p>Comments noted.</p> <p>Criterion 8 updated to read:</p> <p><i>"Suitable access, which avoids harm to the setting of the church and churchyard, is provided."</i></p>
	21	<p>Representations oppose the development at Trinity Cottage (Policy 7)</p> <p>Representations refer to Paras 5.36 – 5.39:</p> <ul style="list-style-type: none"> Entrance to site is single private lane. Increased traffic will further these concerns with potential to cause an accident very close to traffic speed reduction from 60mph to 30mph as many motorists ignore the 30mph limit; Increase of traffic will cause unwanted wear. Increased vehicles will cause issues for existing residents getting in/out of their own properties; Additional properties being linked to the system will likely cause an overflow or blockage; and Loss of privacy for majority of 11 existing houses in the vicinity. 	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>No highways concerns raised by WSCC, who have confirmed, it is not necessary to produce further transport evidence before allocating the sites.</p>
	23	<p>Representations oppose Policy 7 for the following reasons:</p> <ul style="list-style-type: none"> Access; Increase of at least 14 new cars; Hazardous situation for pedestrians; Increase in traffic getting onto and off Sandlygate Lane; Dangerous to drivers and pedestrians using the road; Mature trees on private access road being removed; Nowhere for bins to be left for collection; Properties 1, 2 and 3 each have private parking spaces; and Results in illusion there is large amount of space at rear of houses 1, 2 and 3, but this is private land. <p>Consider there should be no development on land at Trinity Cottage Policy 7 as to do so, using the existing road would be too dangerous for both cars and pedestrians.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>No highways concerns raised by WSCC, who have confirmed, it is not necessary to produce further transport evidence before allocating the sites.</p>

Policy 8 – Land North of Sandygate Lane	2 (Devine Homes)	<p>Representations submit their primary purpose is to demonstrate clearly to the Parish Council that there is strong support for both the Draft Neighbourhood Plan as a whole, and Draft Policy 8.</p> <p>Recommendation 1 – The reference to the site:</p> <p>Representations propose the Policy is amended as below:</p> <p><i>“Development proposals for around 18 units on land at Trinity College Sandygate Lane.”</i></p> <p>Recommendation 2 – The number of dwellings the site is allocated for:</p> <p>Representations confirm they recognise that any development on this site must respect the local setting, particularly the setting of the Grade II Listed Holy Trinity Church. However, in the absence of a specific housing mix allocation it is considered that two 2-bed houses could be delivered in lieu of a single 4-bed house, yet occupying the same ground floor footprint.</p> <p>Representations submit that in light of the evidence base supporting the Draft Neighbourhood Plan, they believe the policy wording should be changed to:</p> <p><i>“Development proposals for around 48 ±22 units.”</i></p> <p>Recommendation 3 – Criterion 1 of Draft Policy 8:</p> <p>Criterion 1 of Draft Policy 8 states:</p> <p><i>“1. Proposals provide a suitable mix of dwelling type and size to meeting the needs of current and future households.”</i></p> <p>Representations confirm they are fully supportive of the need to provide a suitable mix of dwelling type and sizes, however the term “future households” is considered ambiguous.</p> <p>Proposed that Criterion 1 is amended to state:</p> <p><i>“Proposals provide a suitable mix of dwelling type and size to meet the local need as identified in the most recent survey/ evidence at the time of the planning application.”</i></p> <p>Recommendation 4 – Criterion 10 - pedestrian access:</p> <p>Representations state they fully support the notion that the site should connect with the existing village infrastructure, and provide connectivity between the existing village and the proposed development site.</p> <p>It is therefore proposed that Criterion 10 is amended to:</p> <p><i>“Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access.”</i></p>	<p>Comments noted.</p> <p>Policy updated to read:</p> <p><i>“...on land north of Sandygate Lane.”</i></p> <p>Policy 8 updated to support development proposals for around 20 residential units.</p> <p>Criterion 1 updated to read:</p> <p><i>“Proposals provide a suitable mix of dwelling type and size to meet the local need as identified in the most recent survey/evidence at the time of the planning application.”</i></p> <p>Criterion 10 is updated to read:</p> <p><i>“Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access.”</i></p>
	11 (WSOC Services)	<p>Representations query the introductory text in the policy box which states ‘Trinity Cottage’ and question if this should be Land North of Sandygate Lane?</p> <p>Criterion 10 of Policy 8 – Representations suggest this criterion is reworded to ensure it is compliant with NPPE:</p>	<p>Policy updated to read:</p> <p><i>“...on land north of Sandygate Lane.”</i></p> <p>Criterion 10 updated to read:</p> <p><i>“Provide a pedestrian link to the existing footpath along Sandygate Lane as part of the new site access.”</i></p>
	14	Representations state the proposed houses will tower over the existing houses and in particular have a big impact on the Church farm Cottages which are small in height.	<p>Comments noted.</p> <p>No changes to LBNP.</p>
	21	<p>Representations oppose development at Sandygate Lane (Policy 8).</p> <p>Representations submit in respect of Paras 5.40 – 5.43:</p> <ul style="list-style-type: none"> • Entrance to site on 60 mph lane; • Entrance of site very close to the private lane; • Further increasing the traffic volume with this new site is unwelcome; • Mobile signal strength is very poor; and • Estate would block those views, and go against wishes of the community planning. 	<p>Comments noted.</p> <p>No changes to LBNP.</p>

	23	<p>Representations oppose Policy 8 and submit:</p> <ul style="list-style-type: none"> Grave concerns building work could result in flooding for Church Farm Cottages; and Tree situated in fenced area close to proposed development. Are you proposing to cut this down? Believes should have Tree Preservation Order placed upon it. <p>Representations suggest the following modifications to the Policy:</p> <ul style="list-style-type: none"> Development is taken further down Sandygate Lane; and Consideration should be given to the possible flooding of Church Farm Cottages. Will Lower Beeding Council and its representatives be prepared to accept liability for allowing a housing development to take place where there is a potential risk to existing properties structural integrity due to the increase risk of flooding when the soak away is built upon. 	<p>Comments noted.</p> <p>No changes to LBNP.</p>
<p>Policy 9 - Land at Glayde Farm (Field B)</p>	<p>4 (Savills)</p>	<p>Representations state the Glayde Farm sites were assessed as part of larger 6.29 ha area of land.</p> <p>Representations confirm both parcels of land are available for delivery of dwellings within the LBNP period and will support the objectives of the LBNP.</p> <p>Allocation of the Land at Glayde Farm (Policy 9)</p> <p>Representations state the allocation under Policy 9 for 14 residential units is entirely supported by Millwood Designer Homes.</p> <p>Representations confirm Millwood Designer Homes support each of these requirements and will incorporate them within their high-quality development.</p> <p>Representations would like it noted that to provide sufficient and safe access to the site from Handcross Road (B2110), an area of land from to the east will be required. There is also the potential for an access location to the Land at Glayde Farm from Church Lane, if the Parish were minded to consider this alternative.</p> <p>Representations confirm Millwood Designer Homes recognise the importance of retaining the existing mature hedgerows that bound the site. To incorporate further flexibility into Section 7 of the policy to allow for suitable and safe access to the site it is proposed that Section 7 of Policy 9 should be reworded from:</p> <p><i>"Proposals allow for the retention of existing mature hedgerows and will provide replacement screen if deemed necessary."</i></p> <p>To:</p> <p><i>"Proposals allow for the retention of existing mature hedgerows unless there is a demonstrated need to remove a section. Replacement screening will be required if deemed necessary."</i></p> <p>Representations submit Land at Glayde Farm is currently allocated for 14 residential units. The Lower Beeding Parish Housing Land Availability Assessment 2018 assesses the entire 6.29 ha and considers 120 units could be accommodated. It is considered this assessment demonstrates the South East site at Glayde Farm can accommodate further homes alongside the South West site, if LBNP consider further housing needs to be accommodated in their Neighbourhood Plan.</p>	<p>Comments noted.</p> <p>Criterion 7 updated to read:</p> <p><i>"Proposals allow for the retention of existing mature hedgerows unless there is a demonstrated need to remove a section. Replacement screening will be required if deemed necessary."</i></p>
<p>(Horsham District Council)</p>	<p>6</p>	<p>Representations request further clarification is sought on access arrangements in relation to Policy 9: Land at Glayde Farm.</p> <p>Access arrangements should be agreed in principle with the Highways Authority, but any technical solution should not prejudice the setting and integrity of local heritage assets nearby, namely the Grade II Listed Holy Trinity Church.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>WSCC representations confirm the overall level of development proposed in LBNHP is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment (STA).</p> <p>The STA indicates there will be no severe impacts on transport network that cannot be mitigated to satisfactory level. WSCC considers this provides sufficient evidence to justify overall level of development proposed in Lower Beeding NHP. Representations confirm, WSCC do not consider it necessary to produce further transport evidence before allocating sites proposed in NHP for Lower Beeding.</p>

	18	<p>Representations strongly object to proposed housing development at Glayde Farm, Plummers Plain.</p> <p>Representations confirm they have lived here for 48 years and have seen the road transform from a quiet country road to a main traffic route especially for lorries.</p> <p>Representations submit they have witnessed 9 serious accidents, speed limit signs have not slowed the traffic. To consider putting a roundabout so near to a dangerous bend, which also has had accidents is irresponsible.</p> <p>Representations state that on a more personal level it will generate traffic noise at rear of their property as well as the front.</p> <p>Representations submit voted for Old Camp Farm because it seemed a site that would have least impact on surrounding residents. Now Cliswood Hotel has come into the mix surely this would solve the number of houses needed in this area and eliminate the need to find other sites in the village.</p>	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>WSCC do not consider it necessary to produce further transport evidence before allocating sites proposed in NHP for Lower Beeding.</p> <p>Recommend a Background Paper is prepared (by the Steering Group) to detail background to housing site selection process including: Call for Sites, Site Assessment Work; Public Exhibitions; Public Feedback; HDC Advice re Spatial Strategy; and Identification of LBPC's Preferred Sites.</p>
	19	<p>Representations submit their parents brought Glayde Farm in 1971 and has been in their ownership since 2006.</p> <p>Representations refer to Paragraph 5.44 - No reference made to the fact that Glayde Farm [Field B] adjoins the built up area boundary [BUAB] on its southern side.</p> <p>Representations refer to Paragraph 5.46 - 'Source tributary of River Arun'. This infers this is in Field A. This is incorrect.</p> <p>Representations state seepage through Field A [reed bed] originates from Brick Klin Pond from the time there was a brickyard.</p> <p>Representations confirm support for LBPC policy to conserve the natural habitat of this reed bed.</p> <p>Representations support the 10 items listed in Policy 9 - Land at Glayde Farm [Field B].</p>	<p>Comments noted.</p> <p>Paragraph 5.44 updated to:</p> <p><i>"Land at Glayde Farm (Field B) is located on the edge of the built-up area of Plummers Plain Lower Beeding, and it comprises of a field bounded on three sides by mature hedgerows..."</i></p> <p>Paragraph 5.46 is updated to clarify the location of the source tributary. Recommend paragraph is updated to:</p> <p><i>"To the east side of the site the field has a source there is tributary of the River Arun..."</i></p>
Policy 10 - Windfall Development	6 (Horsham District Council)	<p>Representations state the policy for a windfall allowance of 6 dwellings to come forward in the Plan period would be appropriate to meet the indicative housing requirement.</p> <p>Representations recommend further clarification on this matter could be addressed through an amendment to Policy 10: Windfall Development to stipulate the shortfall of 6 dwellings will be addressed through this policy. Alternatively, the density attributed to the proposed allocations within the Plan could be increased to make up the 6-dwelling shortfall.</p>	<p>Comments noted.</p> <p>Supporting text updated to include an additional paragraph following 5.52 to read:</p> <p><i>"In order to ensure there is no 'double counting' for the purposes of monitoring in relation to recording the wider windfall allowance for the District, once 4 dwellings has been met through the windfall allowance policy it follows further windfalls to come forward would contribute to the wider District alliance and be recorded accordingly."</i></p>
	12	Representation considers Policy 4 of the HDPF should also be referenced. Submitted it is not aligned to NPPF or LPA guidance.	<p>Comments noted.</p> <p>No changes to LBNP.</p> <p>Policy 3 correctly referenced, no need to reference Policy 4 as this relates to development outside of the BUAB.</p>
Policy 11 - Housing Mix	4 (Savills)	Representations state Policy 11 seeks development proposals for residential development which seek to include a mix of dwelling types and sizes to meet local needs as indicated in the most recent survey. Notably, Millwood Designer Homes has additional land to accommodate bungalows should the LBNPG wish to see the delivery of bungalows in the village.	<p>Comments noted.</p> <p>No changes to LBNP.</p>
	12	Representation queries which is the most recent survey submitted? Fails to recognise registered need for self build.	<p>Comments noted.</p> <p>No changes to LBNP.</p>
Policy 12 - Design	12	Representation submits Design, acceptable if 'local vernacular' is detailed.	<p>Comments noted.</p> <p>No changes to LBNP.</p>
Aim 4 - Garden Space	12	Representation suggests a review of all sites included for development.	<p>Comments noted.</p> <p>No changes to LBNP.</p>

Policy 13 - Density	12	Representation submits the LBNP is flawed and Policy 13 is not possible.	Comments noted. No changes to LBNP.
	17	Representations oppose Policy 13: Housing Density. 'Prevailing density of surrounding area' - representations challenge this statement for at least 2 of the chosen sites. Representations query and ask can each proposed site be indicated with the proposed and prevailing densities?	Comments noted. No changes to LBNP.
Chapter 6 - Community Facilities			
Aim 5 - Education	11 (WSCC Services)	Representations refer to Para 6.4 – Year school opened as 1978 is potentially incorrect as doesn't correlate with the school site move described in the following sentence. Representations refer to Para 6.5 – Request 'if required' added to end of the sentence. Aim 5 - Representations request 'if required' added to the end of the sentence.	Comments noted. Year of construction of school site confirmed in Para 6.5 'if required' included at the end of Paragraph 6.6 rather than 6.5 as suggested. if required' is included at the end of Aim 5.
	12	Representation submits following queries/concerns: <ul style="list-style-type: none">• Question how LBPC can influence WSCC Education plans - suggest rewording aim - PC work with WSCC;• Only addresses primary education; and• Secondary education may not be delivered but public transport to schools should be addressed.	Comments noted. No changes to LBNP.
Aim 6 - Waste Management	12	Representation advises not PC matter - Building Regs - refers to guidance on HDC site.	Comments noted. No changes to LBNP.
Policy 14 - Recreation Areas	10 (Sport England)	Representations submit if new or improved sports facilities are proposed Sport England recommend you ensure they are fit-for-purpose. Representations state any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure new sports facilities, or improvements to existing sports facilities, are secured and delivered. Representations request consideration be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.	Comments noted. No changes to LBNP.
	12	Representation suggests expanding to recognise all facilities (tennis club/fisheries, dance studio etc.) - not all residents require traditional facilities i.e. mobility issues - breadth of facilities available to be included.	Comments noted. No changes to LBNP.
Policy 15 - Protection of Local Green Spaces	6 (Horsham District Council)	Representations confirm HDC supports the principle of Local Green Space designations. However, it is acknowledged that a strict criterion must be satisfied before formal designation.	Comments noted. No changes to LBNP.
	12	Representation raises the following points: <ul style="list-style-type: none">• LGS 1 (Church Lane) - roundabout safety measure favoured, current allocation would not allow this - could be revised to remove small portion grass verge to facilitate it;• Supports LGS2;• Propose recreational grounds, village hall, graveyard deserve LGS designation; and• Proposed development sites should each include LGS site.	Comments noted. No changes to LBNP.

Aim 7 - Community Infrastructure Levy (CIL)	11 (WSCC Services)	Representations state in reference to Community Infrastructure it should be noted no mechanism currently exists for prioritising infrastructure needs across different public services and allocating funds to priority projects.	Comments noted. No changes to LBNP. LBPC to consider compiling an infrastructure priority list for CIL contributions.
	12	Representation raises the following points: <ul style="list-style-type: none"> Suggests PC develop Parish Civil Infrastructure Plan to capture beneficial projects, and Recommend developments include traffic calming as condition of planning - so not funded from CIL (discuss with WSCC how this could be done) - e.g. traffic calming at Glayde Farm or Church Lane - see no evidence Highways involved in Plan decision-making. 	Comments noted. No changes to LBNP. LBPC to consider compiling an infrastructure priority list for CIL contributions.
	12	Representation suggests should go further - future proof as technology develops. Cables to be underground.	Comments noted. No changes to LBNP.
	12	Representation questions why aim included. Electrical supply in place - if inadequate, individuals to discuss with provider, don't want power plants. Request support for renewables.	Comments noted. No changes to LBNP.
Chapter 7 - Economy			
Economy - General	12	Representation raises the following concerns/queries: <ul style="list-style-type: none"> List of businesses in Parish not included in Plan - representation has supplied one; Para 7.5 - suggests expanding list of large employers i.e. Leonardslee, school, Cisswood Hotel; and Para 7.6 - query how Parish determine impact on residential amenity from commercial use? 	Comments noted. No changes to LBNP.
Policy 17 - Existing Employment Sites	12	Representation suggests expanding section to cover new business opportunities in addition to existing ones.	Comments noted. No changes to LBNP. Policy 18 supports new businesses.
Policy 18 - Economic Growth	12	Recommendation submits this section requires expansion - recognise importance small businesses/home working. Inclusion of space in new dwellings for home working should be mandated. Request included for all sites to enable sustainable homes to be delivered.	Comments noted. No changes to LBNP.
Chapter 8 - Transport			
Transport - General	8 (Nuthurst Parish Council)	Representations state Nuthurst Parish Council has concerns that the chosen sites for the Plan essentially concentrate development and its associated additional traffic onto Sandygate Lane and the A281. Representations confirm they are unable to find in the draft any detailed trip analysis of the newly generated traffic and suggest that this work needs to be done before the Plan is finalised. Representations confirm particularly concerned about the junctions of Sandygate Lane with the B2011 and the A281. Note commitment to making proposals around speed management and would wish to be involved in these discussions to link into our own community speed watch programme along the A281 at Monk's Gate and Mannings Heath.	Comments noted. No changes to LBNP. WSCC representations confirm the overall level of development proposed in LBNHP is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment (STA). The STA indicates there will be no severe impacts on transport network that cannot be mitigated to satisfactory level. WSCC considers this provides sufficient evidence to justify overall level of development proposed in Lower Beeding NHP. Representations confirm, WSCC do not consider it necessary to produce further transport evidence before allocating sites proposed in NHP for Lower Beeding.

Aim 9 - Parking	11 (WSCC Services)	<p>Representations confirm the Strategic Transport Assessment of the Horsham District Planning Framework (HDPF), adopted November 2015, tested the cumulative impact of strategic development proposed within the Horsham District in the HDPF. Representations state in considering the NHP for Lower Beeding, size and location of proposed site allocations have been taken into account when considering if further transport evidence is required at this stage.</p> <p>Representations confirm overall level of development proposed in LBNHP is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. Strategic Transport Assessment indicates there will be no severe impacts on transport network that cannot be mitigated to satisfactory level. County Council considers this provides sufficient evidence to justify overall level of development proposed in Lower Beeding NHP. Not necessary to produce further transport evidence before allocating sites proposed in NHP for Lower Beeding.</p> <p>Representations state site specific matters in the NHP need to be tested and refined through Development Management process (through the provision of pre-application advice or at the planning application stage).</p> <p>Representations refer to Para 8.7 – This paragraph appears to be incomplete.</p>	<p>Comments noted.</p> <p>Recommend Paragraph 8.7 is updated to include published walks – Working Group to confirm if PC wish to include any locally specific walks.</p>
	12	<p>Representation raises the following concerns/queries:</p> <ul style="list-style-type: none"> Plan not used NPPF definition of sustainable transport modes - new homes should have electric car charging points; Strategic Objectives (SO) - Objectives sound but should be covered in design of new developments (planning app, planning conditions, & building regs) - the need to be SO may be irrelevant; Para 8.1 - If planning applications don't reach Parish at same time don't believe cohesive scheme can be ensured - suggest using structure in NPPF/HDC Guidance to derive benefits of Strategic Directives in Chapter 8; Para 8.4 - Bus services - focus on village centre but Plan covers whole Parish - need to recognise bus service differs between settlements - amend 8.4 to reflect true service across Parish (bus services provided); Para 8.10 - parking issues at recent developments - needs to be learnt from for chosen developments (SO 9 & 11). Aim 9 covered by SO11 - Aim 9 not required unless detailed as Policy. New policy would require new developments to give space for gardens/parking with wide roads & access. If Aim 9 kept, parking should be expanded to include safety element of roadways; Policy 7: Trinity - restricted access/single track drive - conflicts SO11. Policy 6: Oyde - insufficient space parking/garden due to proposed allocation of high density development. Review both sites - conflict SO11; Para 8.11 - 4 x proposed sites not demonstrated sufficient parking/wide roads - request sites provide plan of parking/roadways; and Para 8.20 - Developers should include details how sites will be accessed before selection. 	<p>Comments noted.</p> <p>No changes to LBNP.</p>
	14	<p>Representations submit the 89 bus has had its timetable cut and no longer runs on a Saturday morning, and the 17 bus is very limited to and from Horsham/Brighton.</p>	<p>Comments noted.</p> <p>Para 8.4 updated to read:</p> <p><i>"The Parish is served by public transport. The number 17 bus provides a service between Horsham and Brighton. The number 89 bus provides a service between Horsham and Haywards Heath."</i></p>
	11 (WSCC Services)	<p>Representations refer to Para 8.11 as it is considered the statement could be misleading. Suggest this paragraph is deleted or evidence provided to support the claim in the form of examples or accident data.</p>	<p>Comments noted.</p> <p>Paragraph updated to read:</p> <p><i>"Sufficient parking provision, along with wide roadways, contributes to both a harmonious relationship between neighbours and the safe access of emergency vehicles."</i></p>
Aim 11 - Accessibility	11 (WSCC Services)	<p>Representations state Aim 11 is welcomed for the support to the local PROW network but it is recommended to also support horse riding in the Parish and the many bridleways that already exist.</p>	<p>Comments noted.</p> <p>Aim 11 updated to include reference to bridleways:</p> <p><i>"Lower Beeding Parish Council will support proposals which provide improvements to the pedestrian, cycle and bridleway environment."</i></p>

	12	Representation suggests expanding - 'new dwellings should be accessible by all' - i.e. less mobile. Suggest accessibility be forced by SO/Policies - only consider developments when issue considered.	Comments noted. No changes to LBNP.
Aim 12 - Public Rights of Way	12	Representation suggests expanding - 'developments considered only if protect PRoW'. Suggest working with WSCC to upkeep PRoW.	Comments noted. No changes to LBNP.
SA COMMENTS			
	4 (Savills)	Representations state Sustainability Appraisal (SA) currently assesses the larger site at Gayde Farm under reference LBP19. It is suggested that this assessment is updated to acknowledge the smaller site that has been allocated within the LBNP.	Comments noted. See Submission SA, Appendix 1, Policy Appraisal for LBP19
	16	<p>Representations provide details on typos:</p> <p>Wrong year:</p> <ul style="list-style-type: none"> • Para 1.17 - January 2019; and • Para 1.18 - January 2019. <p>Typos:</p> <ul style="list-style-type: none"> • 3.25 - Box, 3rd bullet down - amend '(lease deprived)' to 'least deprived'; • 4.11 - 4th line down amend 'struct' to 'struck between the need...'; • 4.12 - 2nd line 'table below' - no table on page; • App 1 (Tables) - Land at Handford Way - typo in heading - change 'Hanford Way' to 'Handford Way'; and • App 1 (Tables) - Land at Old Camp Farm - last line of notes box "Note: The site promoter has indicted (amend to 'indicated'. <p>Sustainability Appraisal - Non Technical Summary:</p> <ul style="list-style-type: none"> • Para 4.13 - 1st line, 1st bullet - '...concentrations of archaeological remain - amend to 'remains'. 	Comments noted. See Submission SA

12	<p>Representation provides the following comments:</p> <ul style="list-style-type: none"> • Para 1.2 – Settlement of Monk's Gate missed from the text; • Para 1.13 – Not able to find this 'Scoping Report' in the evidence base; • Para 1.14 – If continual updating has occurred and this SNP document has been dated November 2019 and the HDC guidance on how to conduct Site Assessments for Neighbourhood Plans has been published on the HDC website before this date, please correct this to ensure the correct methodologies are reflected when determining housing locations and site assessments for the LBNP included; • Shows a site should be an appropriate size to accommodate 6 dwellings or more to be classified as an allocation; • HDC advised since Crabtree being considered for Secondary Settlement Status, Crabtree could accommodate some development, it did not say the Cyder Farm site should have 6 dwellings allocated, but that up to 6 dwellings; • Para 3.3 – Negates to reflect Parish and Neighbourhood Plan area extend into the settlement of Monk's Gate; • Para 3.8 states "401 households...." Para 3.12 states "at the 2011 Census, there were 421 occupied"; • Paras 3.50, 3.51 and 3.52 – cannot find any evidence this recommendation has been carried out and the proposed site in the Conservation Area of Crabtree; • Para 3.53 – No evidence this has been considered; • Para 3.59 – Missing catchment of River Ouse in Parish too; • Para 3.67 – Falls to capture variety and number of businesses in the Parish. Provided list to act as starting point to enable any impact on businesses to be measured and LBNP to have baseline to work from going forwards. Current scant detail makes Parish appear as if it is void of employment opportunities which is far from the case with a wealth of both skilled and less skilled jobs being undertaken; • Para 3.73 – Can't find evidence this standard methodology has been used to calculate housing need and it should be; • Para 3.15 – LBNPWP still choose to ignore this requirement; • Para 4.3 – Reference made to a SWOT Analysis, can't find this in the evidence base; • Para 4.4 – Again refers to missing Scoping Report; and • Page 21 – Would benefit from baseline position being shown and the required change. <p>Queries in relation to:</p> <ul style="list-style-type: none"> • Objective 6 • Objective 7 • Objective 9 • Para 4.12 – Correct this and give more time for comments on this missing data; and • Para 5.7 – Issues with Parish Council allocations of residential units to the chosen sites. 	<p>Comments noted. See Submission SA</p>
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9. PREPARATION OF SUBMISSION DOCUMENTS

- 9.1. The Submission Documents were prepared in March-April 2020 and finalised in July 2020.
- 9.2. This Submission LBNP and accompanying documents (Sustainability Appraisal (SA); Non Technical Summary; Basic Condition Statement; and Consultation Statement) have been approved by LBPC.
- 9.3. Following a period of public consultation, the Submission LBNP will be subject to Examination. Subject to receipt of a positive Examiner's Report, the LBNP will then proceed to Referendum and be 'made' in due course by HDC.

10. SUMMARY

- 10.1. This Consultation Statement sets out how stakeholder engagement has been undertaken in accordance with Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012.
- 10.2. The NPWG have throughout the plan-making process sought to positively engage with local residents and other stakeholders.
- 10.3. Key issues that have been identified through the engagement process have influenced and shaped the Vision, Strategic Objectives, Policies and Aims of the initial and revised LBNP, both the Pre-submission (Regulation 14) and Submission Version (Regulation 16) documents.
- 10.4. In line with Regulation 15(2)(a) and (b) this Statement summarises all stakeholder responses received as part of the consultation and stakeholder engagement exercises; and how the LBNP has changed and evolved in response to Consultation feedback.
- 10.5. Where the LBNP has not been changed as a result of comments made at Regulation 14 stage, an explanation for this has been provided.
- 10.6. This Statement demonstrates that the LBNP has been the subject of robust Consultation and satisfactorily meets the requirements of the Regulations.

APPENDIX 1

(PUBLIC EXHIBITION - MARCH 2016)

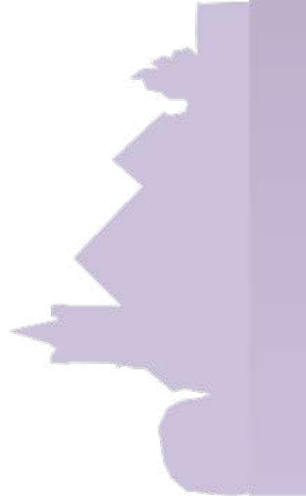
Lower Beeding Neighbourhood Planning



5-6 March 2016

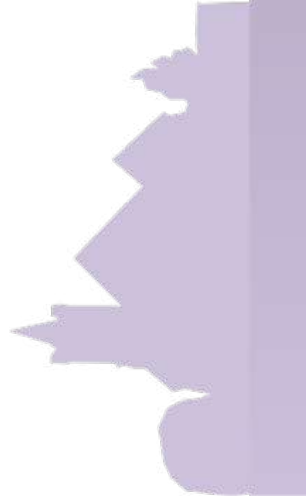
Engaging with you.....

LOWER BEEDING NEIGHBOURHOOD PLAN GROWING TOGETHER



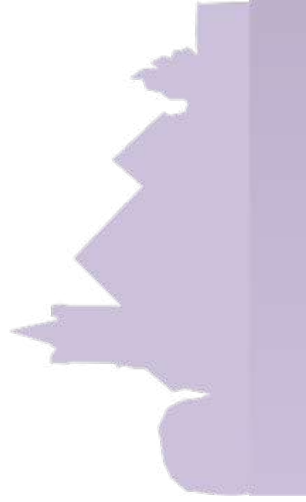
Welcome

- Please have some tea and coffee, Parish Councillors are hear to help listen to your thoughts and explain what we know about the process.
- Please sign the attendance register so that we can contact you with updates about the planning process
- Around the room you will see various boards and leaflets to help create an informed opinion and importantly get your views.



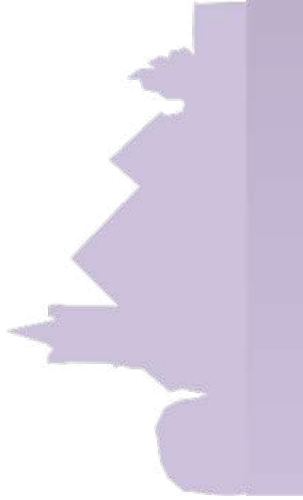
What is the Neighbourhood Plan?

- It is a way to help you shape the future growth, layout and nature of our village.
- It allows you to prioritise where future development occurs within our Parish.
- It is a way for you to formally express what is important to you in regards to our village.
- It provides you with the assurance that your voice is being heard.



What a Neighbourhood Plan isn't?

- Not an invitation to over-develop.....
- Not a guarantee that Horsham District Council won't change the requirements for the Parish regarding new house builds....
- Not the same for every Parish

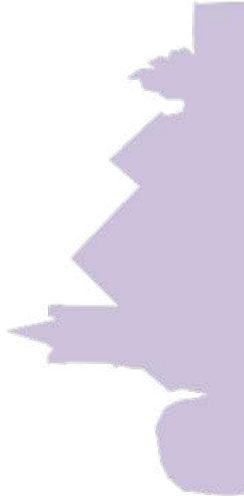


Village Planning Principles

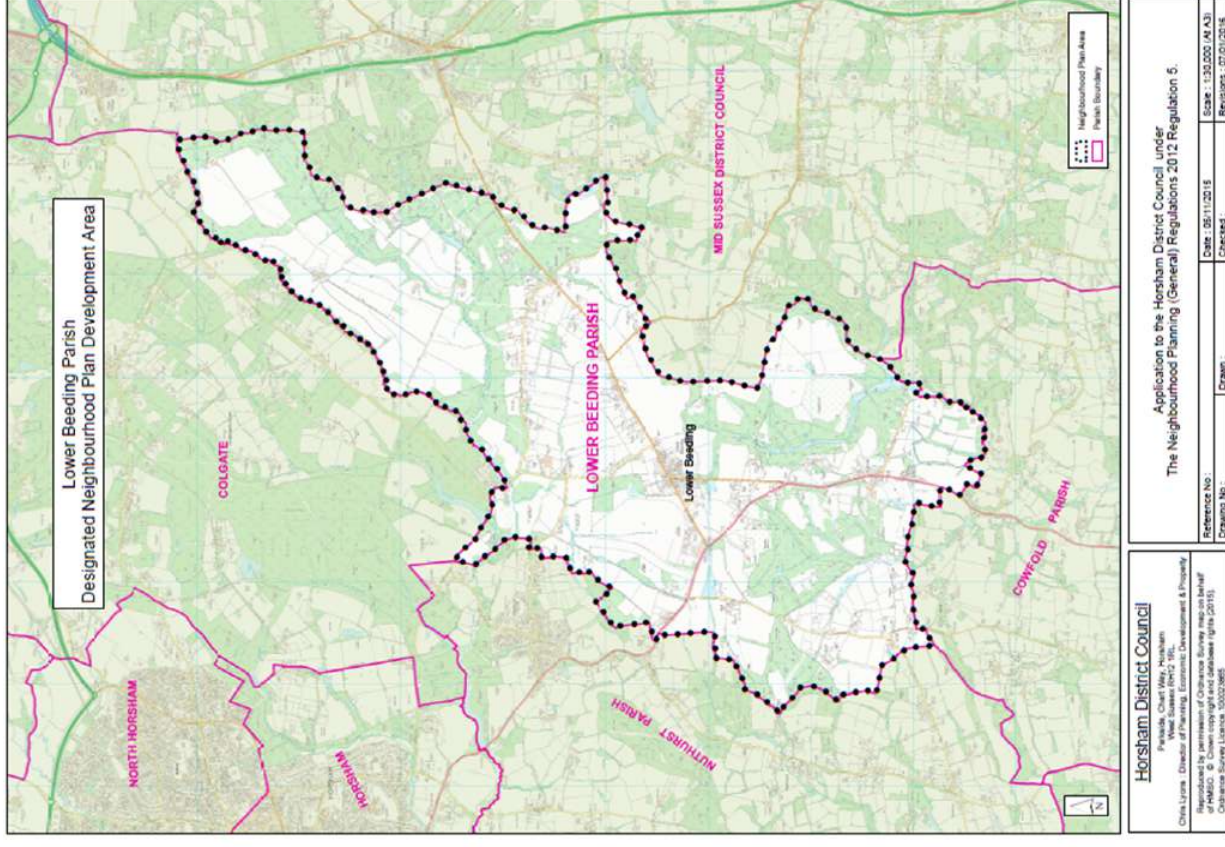
- We want to know what is important to you?
 - Natural need for growth to meet growing population
 - The character and scale of the village must be protected
 - Growth must be sustainable and in keeping with the rural vernacular of the village
 - Community space is important
- What do you want the Village to look like in 2025?
- We have to make decisions now to protect our village
- Please use the post it notes to add your thoughts

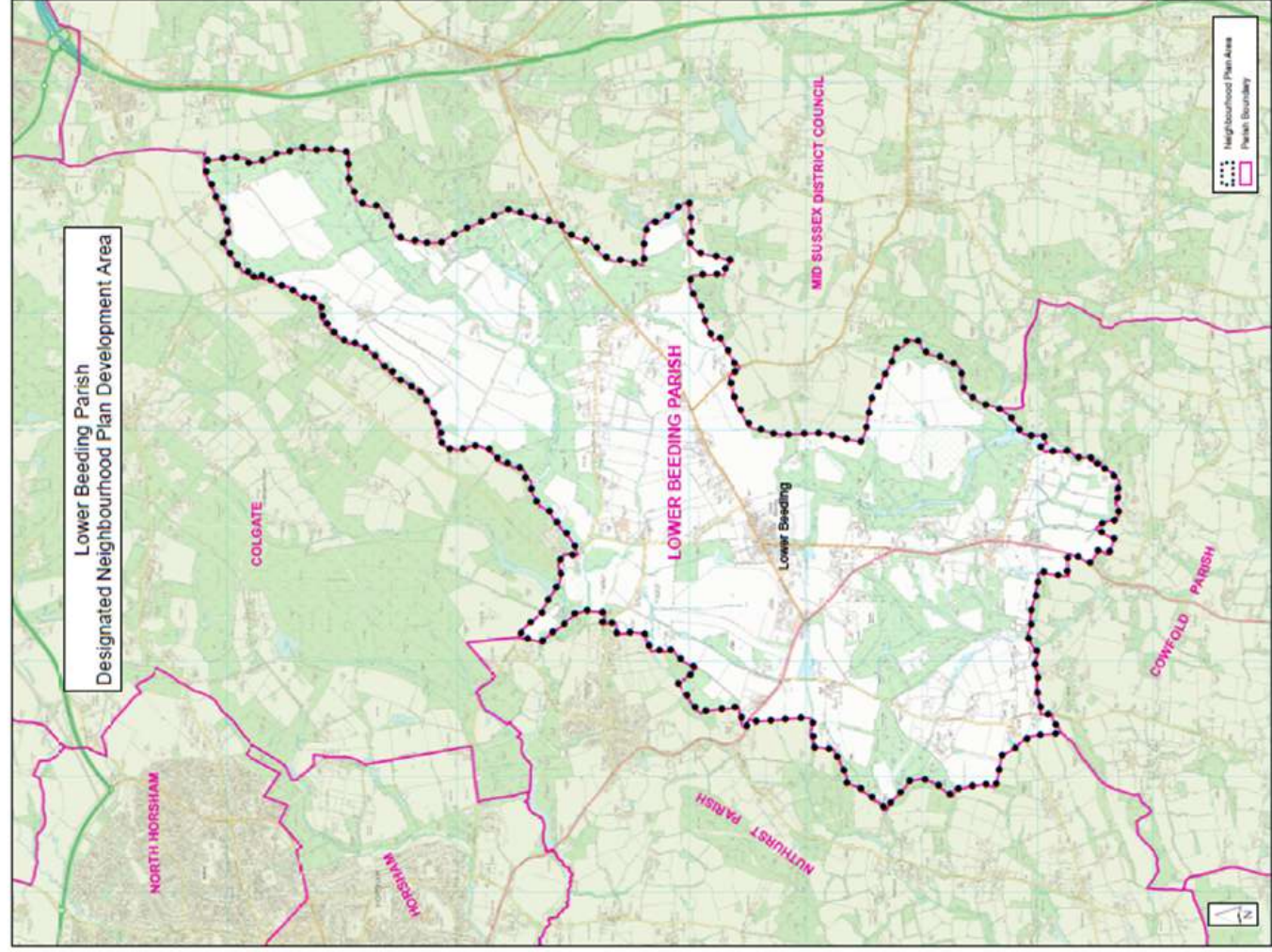
What is the Process?

- Need to add detail here from Dale.



- Let us know where you are and how best to contact you?
- Please add your details to the registration sheet

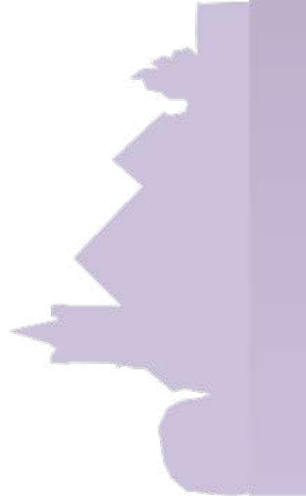




Horsham District Council Planning, Economic Development & Property Chris Lyons, Director of Planning, Economic Development & Property Reproduced by permission of Ordnance Survey map data on behalf of HMSO. © Crown copyright and database rights (2015). Ordnance Survey Licence 100020685		Application to the Horsham District Council under The Neighbourhood Planning (General) Regulations 2012 Regulation 6.	
Reference No :	Drawn :	Date : 05/11/2015	Scale : 1:20,000 (A3)
Drawing No :		Checked :	Revisions : 07/01/2016

Next Steps

- We are being guided through the process at every stage by a specialist consultant in order to create the plan that best serves your needs.
- We will keep you informed at every stage through:
 - The Parish Magazine
 - Leaflets and Flyers
 - Parish Council Meetings



APPENDIX 2

CALL FOR SITES - MAY 2016



(/default.aspx)

A Call for Sites

Published: 13 June 2016

As advised in the April magazine article, we have now collated the comments and have met with the consultants and the next stage is to issue 'a call for sites'.

It may be that the reference to 'a call for sites' may alarm some people but this is part of the process and by making the call or request for sites does not mean that sites put forward in respect of this request or those already known will be automatically accepted. In fact this is where the discussion on which sites to include or exclude begins and the conversations started as to the type of development which may or may not be acceptable to the residents. We also be circulating the businesses in the village asking their opinion on their future requirements and other questions which will help us to make the plan just that a plan for the village of the future.

As part of the 'call for sites', land owners are invited to contact us via the Neighbourhood Plan dedicated email: lbnp@lowerbeeding.com (<mailto:lbnp@lowerbeeding.com>) - Alternatively you are invited to write to the Parish Council Clerk: Michael Tuckwell, 22 Blanches Road, Partridge Green, Horsham, RH13 8HZ. We ask for full details of the land requesting to be considered and any relevant information as to the size of the site and the type of development which may be considered and the possible time span envisaged in the development. E.g. within five years or ten years or later. If an owner would like their land to be considered as undevelopable and be retained as 'Green space' then again we would like to hear from you. Please note : submissions should be made by the 30th June 2016

Although some volunteers have come forward, we are still looking for people to join the working party. If you are interested to be part of the Neighbourhood Plan Group, please submit your details to the Clerk to the Parish Council: Michael Tuckwell, 22 Blanches Road, Partridge Green, Horsham RH13 8HZ or use the NP email address: lbnp@lowerbeeding.com (<mailto:lbnp@lowerbeeding.com>). Thank you.

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APPENDIX 3

SCOPING REPORT - AUGUST 2016

Lower Beeding Parish Neighbourhood Plan

Scoping Report for the Sustainability Appraisal

Prepared for

Lower Beeding Parish Council

Prepared by

Dale Mayhew BA (Hons) BTP MRTPI

July 2016

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Appendices

Appendix A	List of relevant plans, policies and programmes that will be considered and influence the content of the Lower Beeding Parish Neighbourhood Plan.
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1. INTRODUCTION

- 1.1. This document forms the Scoping Report of a Sustainability Appraisal (SA) incorporating the requirements for a Strategic Environmental Assessment (SEA) of the Lower Beeding Neighbourhood Plan (LBNP).
- 1.2. The LBNP will set out the long term vision for the Parish up to 2031. Once adopted, it will become part of the Development Plan of the District and will be a material consideration in the determination of planning applications. The National Planning Policy Framework (NPPF) confirms that Neighbourhood Plans will give local communities *“The direct power to develop a shared vision of their neighbourhood and deliver the sustainable development needed”*.
- 1.3. An SA is a systematic process to promote sustainable development by assessing the extent to which a Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It is a process to consider ways by which a Plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse impacts that the Plan might otherwise have. By doing so, it can help ensure that the proposals in the Plan are the most appropriate, given the reasonable alternatives. SA's are an iterative process, informing the development of the Plan.
- 1.4. There is no legal requirement for a Neighbourhood Plan to have an SA, as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, in preparing a Plan, it is necessary to demonstrate how the document will contribute to achieving sustainable development. On this basis, the National Planning Practice Guidance¹(NPPG) notes that a SA may be a useful approach for doing this.
- 1.5. An SEA involves the evaluation of the environmental impact of a Plan or programme. It is a requirement, as set out in the European Directive 2001/42/EC. It has been enacted into UK Law through The Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.6. The NPPG notes that where a Neighbourhood Plan could have significant environmental effects, it may fall within the scope of The Environmental Assessment of Plans and Programmes Regulations 2004, and so require a Strategic Environmental Assessment. One of the Basic Conditions that will be tested by the independent Examiner is whether the making of the Neighbourhood Plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).
- 1.7. Whether a Neighbourhood Plan requires an SEA and, if so, the level of detail needed, will depend on what is proposed in the Neighbourhood Plan. An SEA may be required where a Neighbourhood Plan allocates sites for development; the neighbourhood area contains sensitive natural or heritage assets and may be effected by the proposals in the Plan; or the

¹ Paragraph 026. Reference ID: 11-026 - 20140306

Neighbourhood Plan may have significant environmental effects that have not already been considered and dealt with through an SA of the Local Plan².

- 1.8. Having regard to the legislative obligations and Government guidance, the Parish Council have resolved to undertake an SA that incorporates an SEA. Where reference is made in this report to an SA, it includes the incorporation of an SEA. The environmental, economic and social effects of the Neighbourhood Plan will therefore be considered through an SA as an iterative and integral part of the process of preparing the Neighbourhood Plan. In this way, the Neighbourhood Plan will be prepared with the objective of contributing to the achievement of sustainable development.
- 1.9. This Scoping Report sets out the context and establishes the baseline of the SA and sets out the proposed scope and objectives of the Appraisal. This report sets out the background to the meaning of sustainable development (Chapter 2); details the Vision and Objectives of the LBNP (Chapter 3); explains the SA methodology (Chapter 4); identifies relevant policies, Plans, programmes and environmental protection objectives (Chapter 5); summarises the evidence baseline information (Chapter 6); identifies issues, problems and trends (Chapter 7); sets out proposed sustainability objectives and indicators (known as the Sustainability Framework) (Chapter 8); and sets out the consultation details (Chapter 9).

2. WHAT IS SUSTAINABLE DEVELOPMENT?

- 2.1. Achieving sustainable development is at the heart of the preparation of Development Plans, such as Neighbourhood Plans and their subsequent implementation through the Town Planning system, including the determination of planning applications.
- 2.2. International and national bodies have set out the broad principles of sustainable development. Regulation 42/187 of the United Nations General Assembly has defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.3. The UK Sustainable Development Strategy, Securing the Future, set out five “*guiding principles*” of sustainable development. These are:
 - **Living Within Environmental Limits** - this means respecting the limits of the Planet, its environment, resources and biodiversity, to improve our environment, ensure that the natural resources needed for life are unimpaired and remain so for future generations;
 - **Ensuring a Strong, Healthy and Just Society** - this means meeting the diverse needs of present and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunities for all;
 - **Building a Strong, Stable and Sustainable Economy** - this means providing prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (the polluter pays), and efficient resource use is incentivised;

² Paragraph 027 Reference ID: 11-027 - 20140306

- **Promoting Good Governance** - this means actively promoting effective, participative systems of governance in all levels of society, engaging people's creativity, energy and diversity; and
- **Using Sound Science Responsibly** - this means ensuring policies are developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

2.4. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and policies in paragraph 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.³

2.5. The NPPF notes there are 3 dimensions to sustainable development: economic, social and environmental⁴ and these give rise to the need for the planning system to perform a number of roles:

- **An Economic Role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A Social Role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and
- **An Environmental Role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.

2.6. These roles should not be undertaken in isolation because they are mutually dependent. Economic, social and environmental gains should be sought jointly and simultaneously through the planning system to achieve sustainable development. This involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. It includes (but is not limited to):

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of biodiversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes⁵.

³ Paragraph 6 of the NPPF

⁴ Paragraph 7 of the NPPF

⁵ Paragraphs 8 and 9 of the NPPF

3. LOWER BEEDING NEIGHBOURHOOD PLAN - VISION & OBJECTIVES

- 3.1. The LBNP is at an early stage of preparation. Horsham District Council (HDC), as the Local Planning Authority, approved the designation of the Parish (see map at Figure 1) of Lower Beeding as a Neighbourhood Plan Area on 30 December 2015.

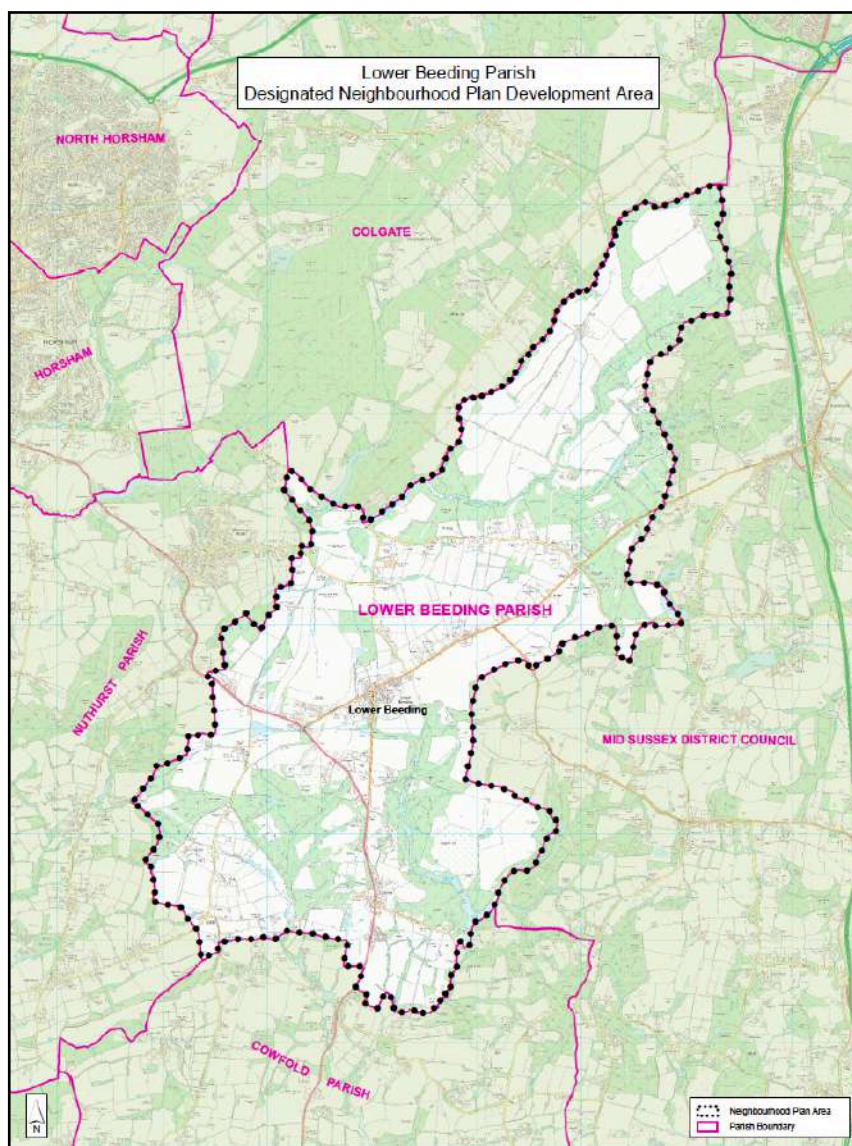


Figure 1: Lower Beeding Neighbourhood Plan Designation Area

- 3.2. Early stakeholder engagement with the local community has been undertaken. This has focused on a public consultation exercise that was held on Saturday 5 and Sunday 6 March 2016 which was well attended. This exercise enabled the collation of views from local stakeholders on the key issues affecting the future of the village, its environment and community.

- 3.3. Following this, and in light of meetings of the Neighbourhood Plan Steering Group, an initial Vision and set of Objectives for the Parish has been agreed. These may be refined as the LBNP evolves. At present they are:

Vision

“We want to keep the village-feel of our community, and keep it a thriving and attractive Parish, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well being of our area and the quality of life for all, now and in the future”.

- 3.4. In support of this, a series of Objectives have developed. At this time, they are:

- Keep the village feel and sense of place.
- To ensure that any future developments consists of appropriately sized, affordable and sustainable housing, developed in sympathy with adjacent buildings, the village and its surroundings.
- To ensure housing densities are in keeping with existing densities in the surrounding area.
- To ensure that future developments allow for adequate garden space, parking and size/width of roads.
- Enhance the sustainability of the Parish by supporting sympathetic development.
- To minimise the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds,
- Support accessibility to public transport and improvements in road and pedestrian safety.
- Ensure a cohesive and safe community, including crime prevention measures and adequate lighting where necessary.
- Maintain the balance between residential and business uses whilst ensuring business needs do not adversely affect residential amenity.

4. SUSTAINABILITY APPRAISAL METHODOLOGY

- 4.1. It is proposed that the SA for the Neighbourhood Plan is undertaken following the broad guidance set out for the SEA process. The NPPG⁶ summarises the SEA process in Figure 2.

⁶ Paragraph 33 reference ID: 11-033-20140306

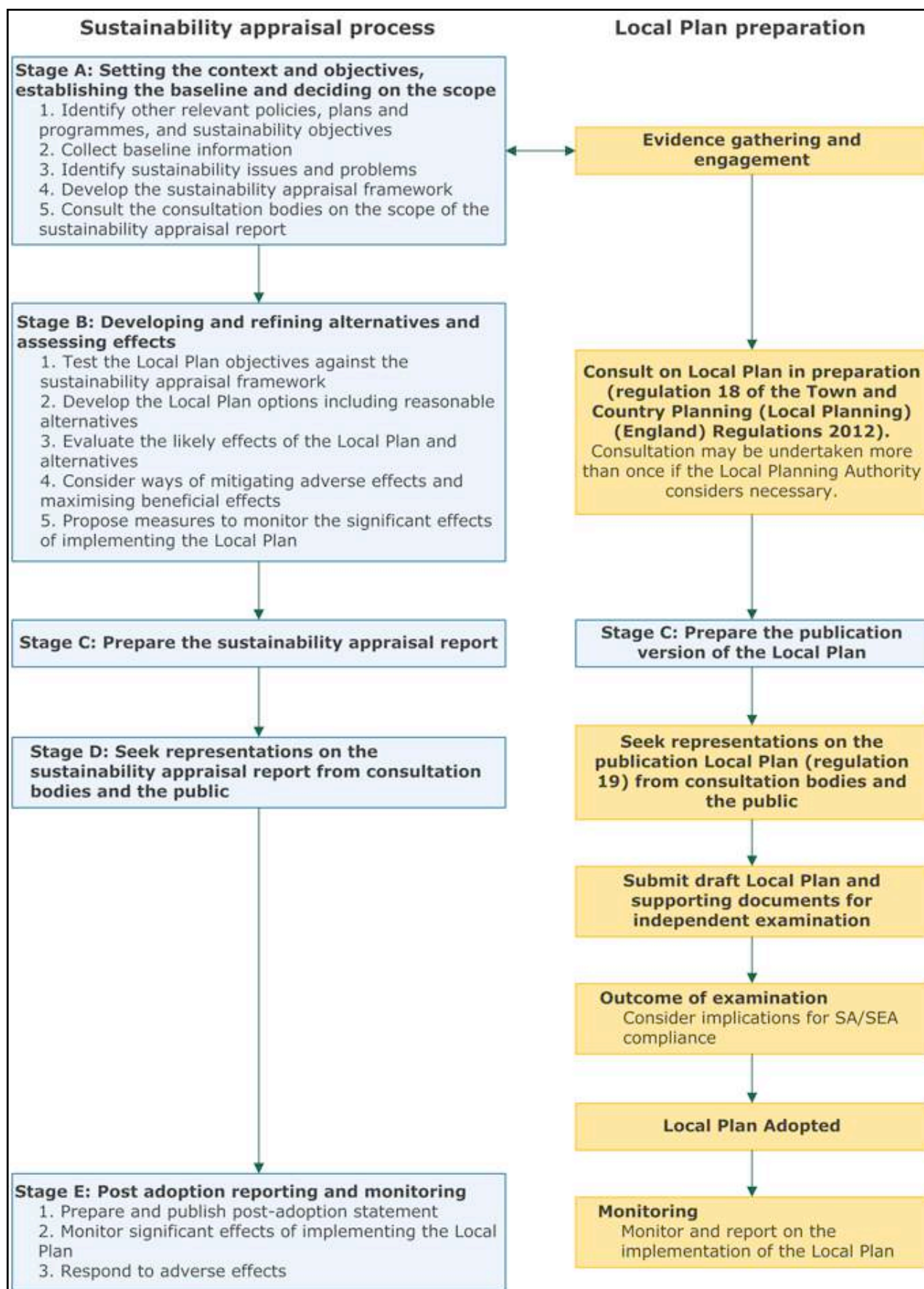


Figure 2: Sustainability Appraisal Process

Stage A1 - Identifying Other Relevant Plans, Programmes And Environmental Protection Objectives

The Neighbourhood Plan is influenced in various ways by other plans, programmes and external environmental protection objectives, such as those laid down in policies or legislation. These relationships enable the Parish Council to take advantage of potential synergies and to deal with any inconsistencies or constraints. A number of these issues are already dealt with in other Plans and programmes. Government Guidance⁷ makes clear that where this occurs, they need not be addressed further in the Neighbourhood Plan. Where significant tensions or inconsistencies arise, the Guidance suggests it would be helpful to consider principles of precedence between levels or types of Plan, relative timing, the degree to which the Plans, programmes and objectives accord with current policy and legal requirements, and the extent of any environmental assessments which have already been conducted.

Stage A2 - Collecting Baseline Information - This provides the basis for predicting and monitoring environmental effects and helps to identify relevant problems and alternative ways of dealing with them. Both qualitative and quantitative information is used. The purpose of the information is to enable an assessment of the current situation and trends that exist, particularly sensitive or important elements of the parish that might be affected, the nature of the problems and whether it would be possible to mitigate these. The Guidance notes that, whilst in theory, collection of baseline information could go on indefinitely, a practical approach is essential and therefore it is not expected to be possible to obtain all relevant information in the first SEA of a Plan.

Stage A3 - Identifying Sustainability Issues and Problems - Identifying such issues and problems is an opportunity to define and improve the SA objectives. Whilst the Parish Council will be aware of many issues and problems that are faced within the Neighbourhood Plan area, the SA process seeks to build on the evidence identified in baseline information, together with experience identified in other existing policies, Plans and programmes, and in light of any feedback coming forward through consultation, both at the Scoping Report stage and subsequent consultation stages of the Plan preparation.

Stage A4 - Developing the Sustainability Appraisal Framework - The SA objectives, targets and indicators are used to consider the effects of the Neighbourhood Plan against reasonable alternatives. They serve a different purpose from the objectives of the Plan itself, although in some cases they may overlap. The SA is used to show whether the objectives of the Plan contribute to the aim of sustainable development, comprising its three limbs. The objectives are derived from established law, policy or other Plans, from a review of baseline information and the sustainability issues and problems that have been identified.

⁷ A Practical Guide to the Strategic Environmental Assessment Directive

The objectives are typically expressed in the form of targets, the achievement of which is measurable using indicators. These can be revised as baseline information is collected and the issues and problems are identified.

Stage A5 - Consulting on the Scope of the Sustainability Appraisal - The Parish Council must seek the views of the Consultation Bodies on the scope and level of detail of the SA. Consultation at this stage helps to ensure that the Appraisal will be robust enough to support the Plan during the latter stages of full public consultation. Government Guidance notes that it may also be useful to consult other organisations and individuals concerned at this stage, to obtain information and opinions. It is up to the Parish Council to determine how best to approach the consultation bodies, but it is recommended that the key elements to include are the baseline information and objectives. The formal consultation bodies are Natural England, English Heritage and the Environment Agency.⁸

5. STAGE A1 - IDENTIFYING OTHER RELEVANT POLICIES, PLANS & PROGRAMMES, AND SUSTAINABILITY OBJECTIVES

- 5.1. Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) sets out the basic conditions which the Neighbourhood Plan must comply with. These include at paragraph 8(2) that the Neighbourhood Plan meets the basic conditions if, amongst other things, it has regard to National Planning Policies, contributes to the achievement of sustainable development and is in general conformity with strategic policies contained in the Development Plan.
- 5.2. The Development Plan of the District includes the Horsham District Planning Framework (HDPF), the Joint Area Action Plan 2007 and the Site Specific Allocations of Land 2007. The strategic policies of the Development Plan are those contained within the HDPF.
- 5.3. The HDPF is accompanied by an SA. This document⁹ reviews all relevant policy, programmes, strategies and guidance, which have influenced the evolution of the HDPF.
- 5.4. A full list of relevant plans, policies and programmes that will be considered and influence the content of the Lower Beeding Neighbourhood Plan are set out at Appendix A.
- 5.5. A summary of the key Plans and programmes influencing the Neighbourhood Plan is identified below, together with their main objectives.
- 5.6. **National Planning Policy Framework (NPPF)** - this sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development, which should be seen as the 'golden thread' running through both plan-making and decision-taking. This comprises the three limbs of economic, social and environmental, and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. For Neighbourhood Planning, it means

⁸ See paragraph 3.6 of *A Practical Guide to the Strategic Environmental Assessment Directive*

⁹ Horsham District Planning Framework Sustainability Appraisal November 2015

that neighbourhoods should, amongst other things, develop Plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan.

- 5.7. **Horsham District Planning Framework - November 2015** - this seeks to guide development in the District up to the period 2031. The Plan notes that there is a vibrant economy that recognises both the wider context of the South Downs National Park (SDNP) and the Gatwick Diamond. It seeks to build upon the established transport connections and niche market offer within the District to retain the unique historical and cultural market town character of Horsham, and also for the District to retain its remote but not isolated rural identity, with villages retaining their separate, distinctive and varied characters, accommodating appropriate development for local people and supporting the community. It also recognises the rich heritage and high quality natural environment and significant contribution this makes to the overall attractiveness, economic competitiveness and identity of the district and promotes the concept of close links with the SDNP Authority. The ecological resources of the area will be maintained and enhanced, together with the historical and cultural character of the built environment, green spaces and landscapes. The Plan seeks to deliver its housing growth through strategic allocations at north Horsham (at least 2,500 homes), land west of Southwater (around 600 homes), land south of Billingshurst (around 150 homes) and “at least” 1500 homes throughout the District allocated through neighbourhood planning.

6. STAGE A2 - COLLECTING BASELINE INFORMATION

- 6.1. In order to be able to identify the impact the Neighbourhood Plan will have on sustainable development, it is important to have an understanding of the baseline conditions that exist within the Parish and the trends that may continue if there were no Neighbourhood Plan prepared.
- 6.2. Baseline data has been obtained from a variety of sources, including Census data, environmental designations and an analysis of the evidence base that has been prepared and collated to support the development of the LBNP.
- 6.3. The information has been structured using a series of topics, which are predominantly influenced and derived from those set out in the SEA Regulations 2004, in particular Schedule 2.

General Parish Characteristics

- 6.4. The Parish lies between the North and South Downs on the edge of St Leonards Forest. It includes the small village of Lower Beeding and the hamlets of Crabtree and Plummers Plain. The village is centred around Holy Trinity Church and the Plough public house, where Sandygate Lane (B2115) meets Handcross Road (B2110).
- 6.5. The historic market town of Horsham is 4 miles to the north-west, whilst Handcross village is to the north-east which enables access to the A23/M23 north to Gatwick and London and south to Brighton.

- 6.6. The Parish is bounded by Colgate Parish to the north, Cowfold Parish to the south, Nuthurst to the west and Slaugham Parish to the east, which lies in Mid Sussex District Council area.

Social Characteristics - Population

- 6.7. The census data from 2011 shows that the total population for the parish was 1,022. This was a rise of 21 people from 2001 (0.02%). A total of 49.4% (505) were male, whilst 50.5% (517) were female.
- 6.8. The age structure comprises:
- 180 persons aged between 0-17;
 - 318 persons aged between 18-44;
 - 341 persons aged between 45-64; and
 - 183 persons aged 65 and over.
- 6.8. At the time of the census, there were a total of 401 households (at least 1 person occupying at the time of the census). This comprised a mix of:
- 78 x 1-person households;
 - 168 x 2-person households;
 - 74 x 3-person households;
 - 55 x 4-person households;
 - 16 x 5-person households;
 - 10 x 6-person households;
 - 0 x 7-person households;
 - 0 x 8+ person households.

Social Characteristics - Housing

- 6.9. There were a total of 421 occupied dwellings. This comprised:
- Detached dwellings - 226;
 - Semi-Detached - 112;
 - Terraced - 50;
 - Flat/Maisonette - 7;
 - Flat/Maisonette in converted or shared house - 18;
 - Flat/Maisonette in commercial building - 6;
 - Caravan/mobile home - 2.
- 6.10. Of the occupied households, 152 were owned outright; 142 were owned with a mortgage; 0 were in shared ownership, 26 were socially rented; 67 were privately rented; 1 was privately rented through other means; and 14 were rent free.
- 6.11. The size of the properties were:
- 21- 1 room;
 - 69 - 2 rooms;
 - 143 - 3 rooms;
 - 100 - 4 rooms;

- 67 - 5+ rooms.

6.12. The number of bedrooms in each property were:

- No bedrooms - 1;
- 1 bedroom - 21;
- 2 bedrooms - 69;
- 3 bedrooms - 143;
- 4 bedrooms - 100;
- 5+ bedrooms - 67.

6.13. The census indicated there were a total of 836 cars owned by residents within the parish. Ownership per household was as follows:

- Houses with no cars - 18;
- Houses with 1 car - 103;
- Houses with 2 cars - 177;
- Houses with 3 cars - 64;
- Houses with 4+ cars - 39.

Social Characteristics - Human Health

6.13. The Office for National Statistics holds records for “General health” at a Parish level. For Lower Beeding this indicates;

- Very good health: 562
- Good health: 335
- Fair health: 101
- Bad health: 16
- Very bad health: 8

Social Characteristics - Deprivation

6.20. The indices of multiple deprivation (IMD) is a composite indicator used to compare deprivation. It is made up of a number of factors including: employment, income, health, education/training, barriers to housing, crime and living environment. There are then standalone measures for deprivation affecting children and deprivation affecting older people.

6.21. The IMD can be expressed as a comparison to the rest of England and also as a comparison to the rest of Horsham District. IMD's are sub-divided into Lower Super Output Areas (LSOA's) and based on a range of indicators which reveal if an LSOA suffers from 'multiple' deprivation issues. LSOA's are areas of population size and do not always relate to exact Parish sizes, villages or geographies. LSOA's have an average population of some 1,500 residents, although they are not uniform in size.

6.22. If an area has low overall deprivation, this does not suggest that it has no deprivation issues, but that broadly there is not a multiple range of deprivation issues. An area which has low overall deprivation also may still have small pockets of deprivation. It is important to note that it is not a measure of wealth and solely a measure of deprivation. An area which has low deprivation will not

necessarily be a wealthy area, and an area of higher deprivation will not necessarily be a poorer area.

- 6.23. The South East of England contains the second lowest number of the most deprived LSOA's, and highest number of the least deprived LSOA's. West Sussex is one of the least deprived higher level authorities, ranking 130th out of 152 upper tier authorities. Horsham District is one of the least deprived lower tier authorities in England, ranking 295th least deprived local authority out of 326. Within Horsham District there are 81 LSOAs, none which fall within the most deprived 30%. Conversely it contains 50 LSOA's in the least deprived 20%. Of this, 29 LSOA's are in the least deprived 10%.
- 6.24. There are 32,844 LSOA's in England, with 1 being the most deprived and 32,844 being the least deprived. The IMD data for the parish, relative to the district and England, is shown below on Figure 3.

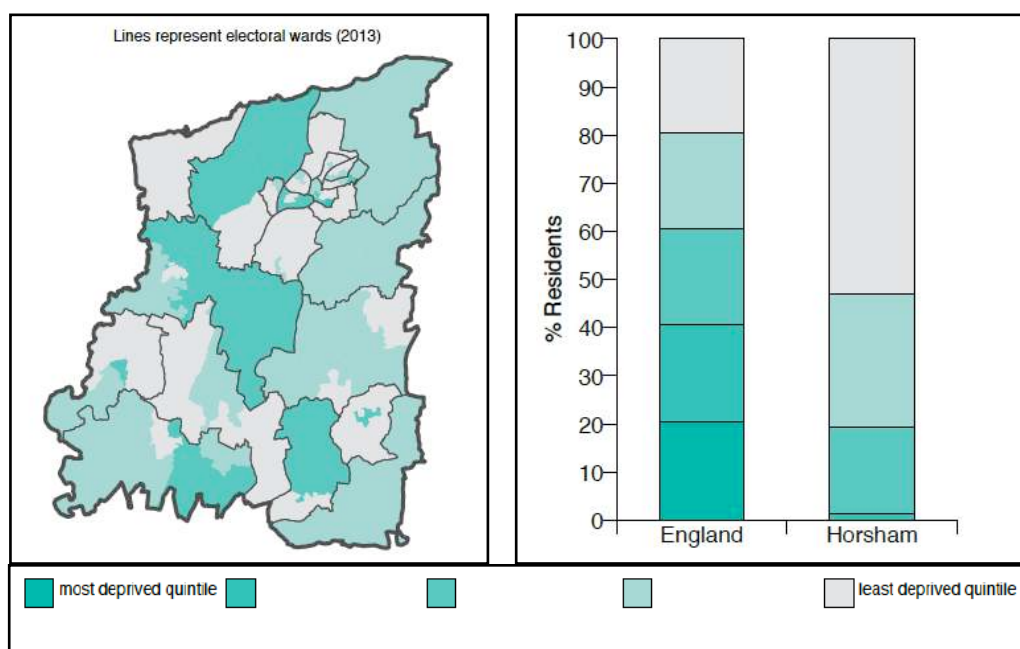


Figure 3: IMD data

- 6.25. The LSOA which relates to Lower Beeding is broadly similar to the Parish boundary. However, the LSOA area includes a small part of the neighbouring parish of Nuthurst. This comprises part of Mannings Heath, located to the west of Lower Beeding Parish.
- 6.26. The figure below illustrates the extent of the LSOA covering Lower Beeding.

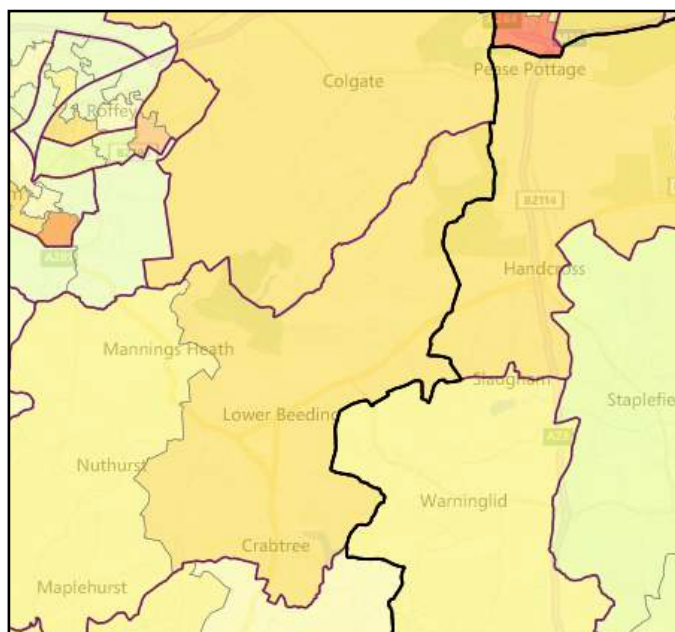


Figure 4: LSOA covering Lower Beeding

- 6.27. The assessment of deprivation for an LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. Those relating to the LSOA covering the Parish has the following rankings:
- Income - 28,550 (least deprived 20%)
 - Employment - 24,331 (least deprived 30%)
 - Education & Training - 26,528 (least deprived 20%)
 - Health - 29,504 (least deprived 20%)
 - Crime - 20,903 (least deprived 40%)
 - Barriers Housing/Services - 749 (most deprived 10%)
 - Living Environment - 8,393 (most deprived 30%)
 - Elderly Deprivation - 30,785 (least deprived 10%)
 - Child Deprivation - 26,686 (least deprived 20%)
- 6.28. The majority of the rankings for the LSOA are within the least deprived. Barriers to Housing/Service and Living Environment are the exception to this.
- 6.29. The relatively high deprivation that relates to Barriers to Housing and Services, is not unusual for rural Parishes. It is an issue that many other rural parts of Horsham District experience. The Barriers to Housing & Services is ranked with reference to matters such as distances to a post office, primary school, shop & GP. It also includes housing affordability. Rural parishes by their nature will generally be located some distance from key services, and in the south east have higher house prices. It is therefore unsurprising that the Parish ranks poorly against the indicator.
- 6.30. The LSOA also shows relatively higher deprivation with regards to the living environment. This can relate to the quality of dwellings, lack of central heating, air quality and traffic accidents. Rural parishes often rank poorly on this measure due to relatively high levels of traffic accidents on rural roads and an older stock of housing.

- 6.31. Overall the IMD shows that Lower Beeding has relatively low levels of deprivation and generally performs favourably compared to the rest of England. It is broadly inline with the remainder of Horsham District. However, it is clear that affordability and accessibility are two key issues.

Environmental Characteristics - Biodiversity, Flora And Fauna

- 6.32. The parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as rivers and associated environments. Buildings within the parish are also capable of providing a habitat to the wide variety of wildlife.
- 6.33. Part of the Parish lies within the High Weald AONB ; this covers the north of the Parish beyond Hammerpond Road and the area to the east of the A281. The High Weald is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1461 sq km across four counties and 11 districts. The High Weald was designated an AONB in 1983.
- 6.34. The High Weald AONB is characterised by;
- Dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries.
 - Ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.
 - The great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management.
 - Small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.
- 6.35. The extent of the Parish is covered by the AONB is illustrated on the map below at Figure 5.

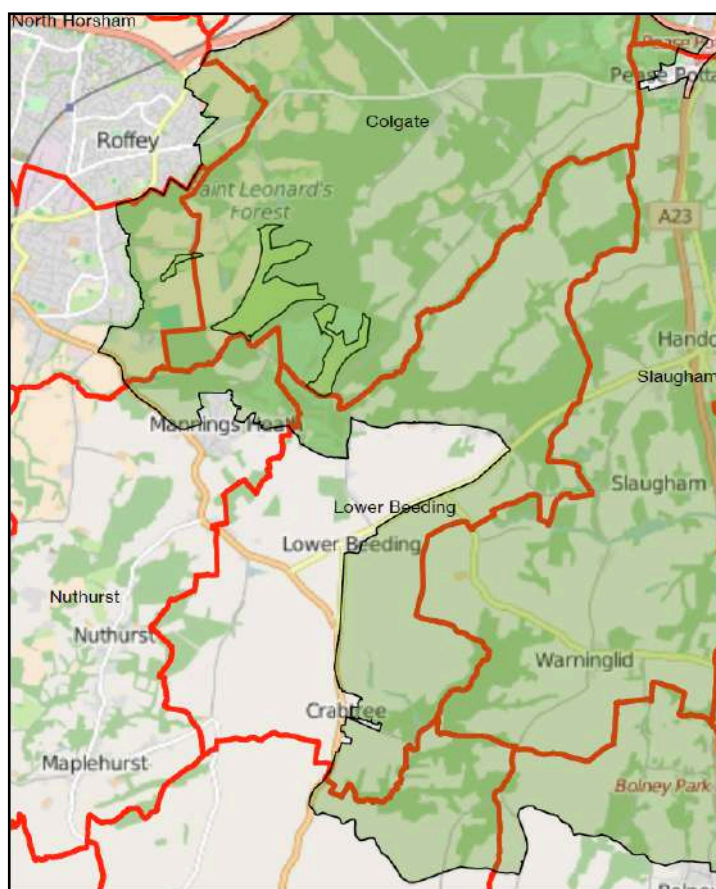


Figure 5: Extent of AONB in the Parish

- 6.36. There are no Sites of Special Scientific Interest (SSSI) within the Parish. The north western part of the parish borders the SSSI at Hammer Road which lies outside the Parish boundary.
- 6.37. There are of number ancient woodlands in the Parish these include Spring Wood, Lodgesale Wood and Minepits Wood.

Environmental Characteristics - Landscape, Soil And Geology

- 6.38. The District Council commissioned a Landscape Character Assessment, published in October 2003. This identified 32 separate landscape characters across the district. Two cover the Lower Beeding Parish. This includes; Mannings Heath Farmlands and Crabtree; Nuthurst Ridge and Ghyll Farmlands; and St Leonard's Forest.
- 6.39. The Mannings Heath Farmlands covers the central part of the Parish. It is an area that has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads. Overall sensitivity to change is deemed to be moderate, reflecting moderate intervisibility and moderate landscape qualities. Key

sensitivities are defined as large scale recreational development, introduction of suburban features, infill development along roads and high density housing development.

- 6.40. The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features. The overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows. The overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography. Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.
- 6.41. The St.Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views. The area includes a medium scale field pattern of regular arable fields which divides the woodlands. A sense of isolation and remoteness prevails in much of the area. The overall landscape condition is deemed to be declining with the area deemed to be highly sensitive to change. Key sensitivities are defined as sububansiation and changes in farmland management.
- 6.42. More recently, the District Council have commissioned a Landscape Capacity Assessment. The final report of this was published in April 2014. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As noted in paragraph 1.6 of the final report, the key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements¹⁰, to accommodate housing and employment development, and identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.
- 6.43. Paragraph 1.7 of the report sought to emphasise that the scope of the study was to assess landscape capacity only and that the overall suitability of the site for development would depend on a range of other considerations, noted as including access, infrastructure, constraints, other environmental considerations including flood risk, ecology, heritage and archaeology and air quality.
- 6.44. The Assessment considered that the landscape around Lower Beeding is fairly open in character with a medium to large scale field pattern, fragmented hedgerows and few woodlands. Within the assessment area two distinctive landscape study areas have been identified and are shown below in Figure 6.

¹⁰ As defined in the Horsham Local Development Framework Core Strategy

- 6.45. Landscape Study Area LB1 relates to land south of Sandygate Lane. The Assessment notes that landscape features and qualities in this area are moderately sensitive reflecting the extent to which the landscape is open from the east, but enclosed on other sides by woodland. The Assessment considers that there is moderate visual sensitivity and, despite being in the AONB only moderate landscape value.
- 6.46. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it. The Assessment notes whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. As a result, the Assessment considers that there is a low to moderate capacity for small scale housing development.

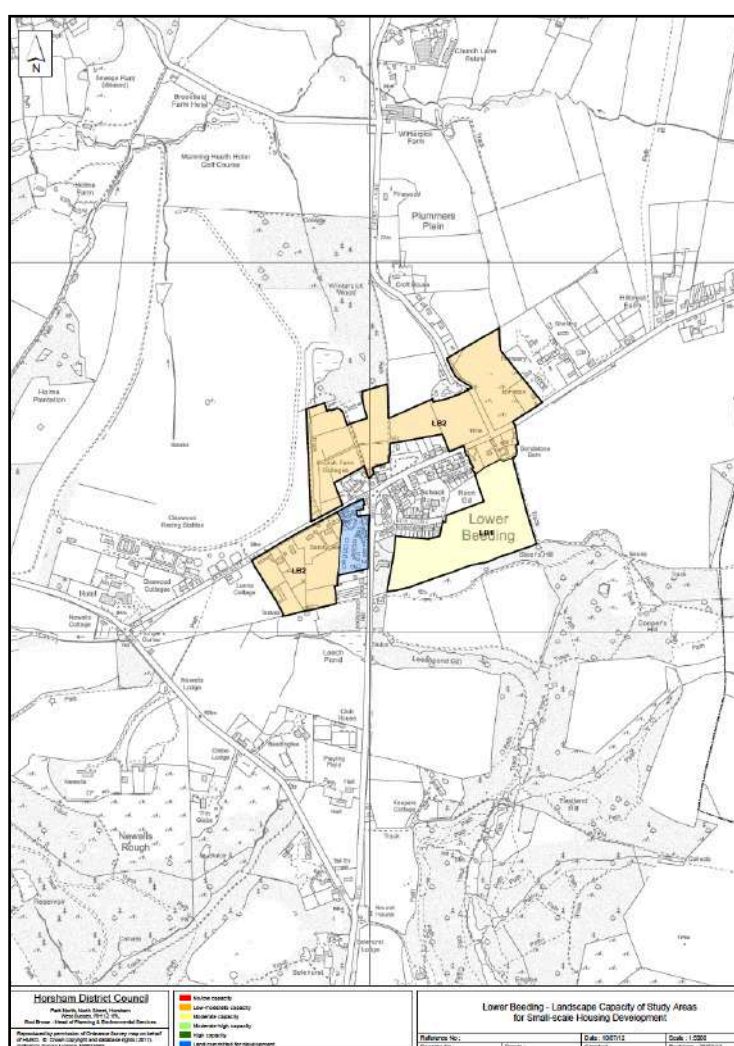


Figure 6: Extract of HDC Landscape Capacity

- 6.47. The Parish is covered by Grade 3 (Good to Moderate) Agricultural Land and Grade 4 (Poor).

Environmental Characteristics - Heritage Assets

6.48. The Parish includes the Crabtree Conservation Area. The extent of which is shown below in Figure 7.

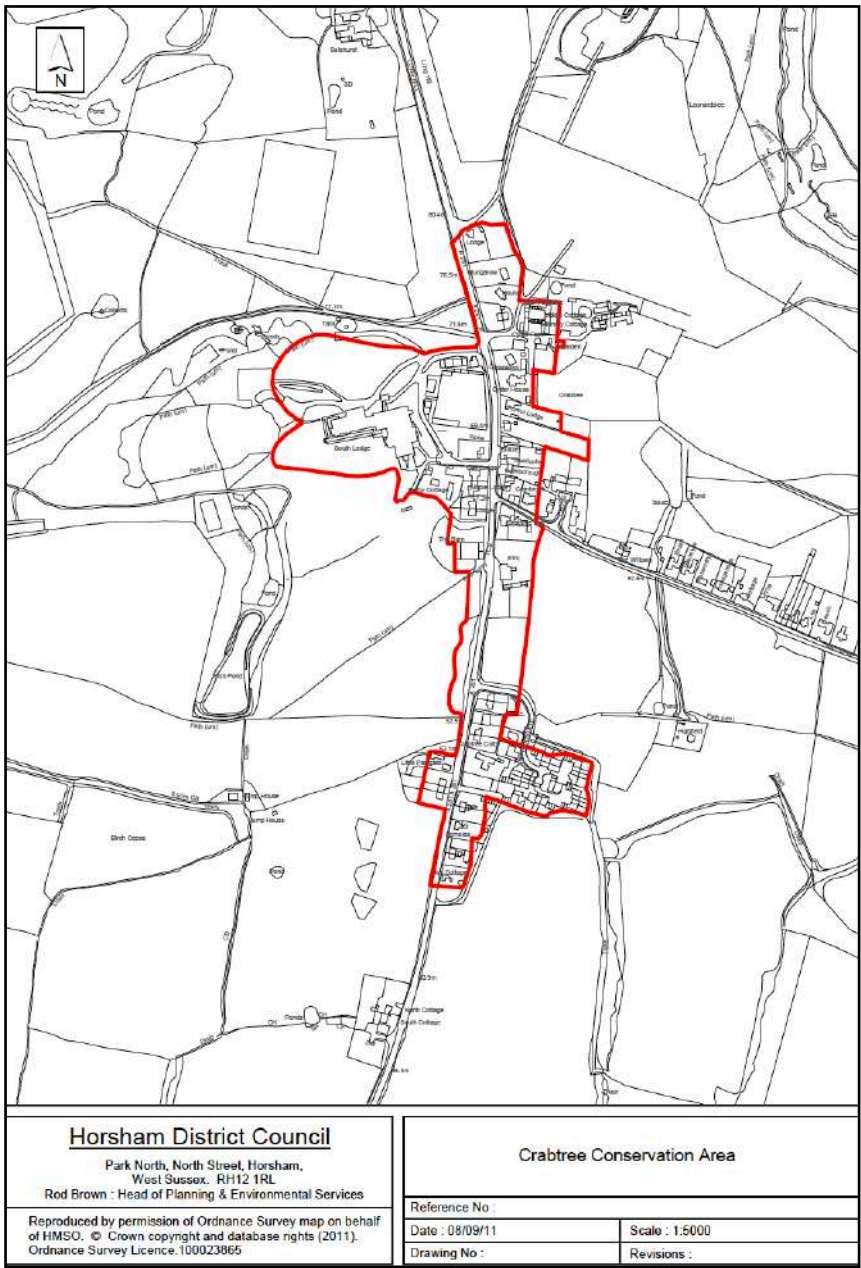


Figure 7: Crabtree Conservation Area

- 6.49. There are a total of 12 Listed Buildings within the Parish, all of which are Grade II Listed.
- 6.50. There is one Grade I Listed Garden, Leonardslee, which lies on the east side of the A281Cowfold to Horsham Road. The 86ha site, comprises 32ha of ornamental gardens and a further 54ha of

parkland and woodland. It lies within a deep, sheltered, north to south stream valley, its slopes rising steeply on the west side to level ground alongside the A281 and on the east side, on more gentle contours, towards the crest of Hogstolt Hill. A small, octagonal, two-storey lodge known as the Round House (Grade II Listed) lies within the grounds.

- 6.51. An Historic Environment Report (HER) for the Parish has been sourced from West Sussex County. The Report sets out the historic assets of the Parish and includes details of monuments, Iron Age pottery, Roman coins, post medieval pottery and prehistoric weapons which have identified through surveys and digs.

Environmental Characteristics - Air Quality And Climate

- 6.52. There are no Air Quality Management Areas (AQMA) within the Parish suggesting air quality within the Parish is generally good.
- 6.53. There are 2 known AQMAs within the wider District; the first at the A272, High Street at Cowfold, to the south of the Parish; and the second at the A283, High Street/Manleys Hill in Storrington Parish.
- 6.54. The climate of the Parish is generally warm temperate. Temperatures vary from an average low of 3.2 degrees Centigrade in January to an average high of 16.6 degrees, in July. Rainfall is relatively consistent throughout the year. Precipitation is the lowest in February, with an average of 39mm, with most precipitation falling in November, averaging 68mm.

Environmental Characteristics - Water & Flooding

- 6.56. The Parish lies within the River Adur Catchment, which covers an area located in the southwest of the AONB between Lower Beeding and Cuckfield.
- 6.57. HDC's Level 1 Strategic Flood Risk Assessment (SFRA) outlines that the majority of the Parish lies within Flood Zone 1.

Economic Characteristics - Employment

- 6.58. The 2011 Census reveals that the number of residents of working age (16-74) was 799. Of this figure, 420 (52.5%) were economically active, and 209 (26%) were economically inactive.
- 6.59. Of those that were economically active, the split in roles is as follows:
- 97 - employed part time;
 - 323 - employed full time;
 - 139 - self employed;
 - 13 - unemployed; and
 - 18 - economically active full time students.
- 6.60. Of those who were economically active, they indicated their jobs were as follows:
- Managers, Directors, senior officials - 123;

- Professional occupations - 92;
- Associate professional and technical occupations - 82;
- Admin and Secretarial occupations - 54;
- Skilled traders - 68;
- Caring, Leisure and Service - 58;
- Sales and Customer Service - 21;
- Process, Plant and Machine Operatives - 22;
- Elementary occupations - 51.

6.61. Those who were economically inactive indicated they were:

- Retired - 127;
- Looked after the family/home - 34;
- Long term sick/disabled - 11;
- Economically inactive full time students - 18;
- Economically inactive for other reasons -28.

6.62. A total of 799 residents were aged 16 and over and indicated their qualifications were as follows:

- No qualifications - 110;
- Highest qualification Level 1 (CSE/O Level/GCSE) - 123;
- Highest qualification Level 2 (5 or more GCSEs/1 A Level) - 151;
- Highest qualification Apprenticeship -25;
- Highest qualification Level 3 and 4 (Level 3= 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma - 415) and (Level 4 Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy))- 415
- Highest level of Qualification Other - 46.

6.63. There are a number of businesses operating in the Parish. These include public houses and hotels.

6.64. Elsewhere, economically active residents either commute out of the parish, work from home, have a land use based profession within the immediate locality, or work from other individual business premises.

Economic Characteristics - Material Assets

6.65. Whilst the Parish is rural, it nonetheless benefits from a range of material assets. These include a primary school, public houses, hotels, recreation ground and Church.

6.66. There are extensive footpath networks and Public Rights of Way (PRoW) which run through the Parish including the Sussex Ouse Valley Way.

- 6.67. In addition to this, the Parish benefits from sports and leisure clubs and societies. These include the tennis club, beavers, cubs and scouts, junior football club, stoolball club and the Thursday club.

7. STAGE A3 - IDENTIFY SUSTAINABILITY ISSUES AND PROBLEMS

- 7.1. Following the identification of relevant plans, policies and programmes and baseline information, the key sustainability issues for the parish can be identified. In producing these, regard has been had to the key sustainability issues identified by HDC in the preparation of the HDPF, together with the feedback secured from early stakeholder engagement to the LBNP process.
- 7.2. Set out below is a summary of the key issues to be considered in the preparation of the LBNP, together with a summary of the effects that may result without the Plan being prepared.

Challenges Facing Lower Beeding Parish	Effects without the Neighbourhood Plan
Protection of the countryside and AONB.	Reliance on district level policies may not provide adequate protection and/or seek to enhance the locally valued landscape.
Protecting rural character of the parish.	Reliance on higher tier policies may not provide adequate protection and control over future development.
Meeting the housing needs of the parish.	Reliance on district level policies may not strike the necessary balance between meeting the housing needs of the parish and respecting environmental constraints.
Meeting affordable housing needs within the parish.	Inability to make effective provision of appropriate levels and location of affordable housing.
Barriers to access community services and infrastructure.	Inability to ensure provision of requisite level of community facilities and services.
Maintaining a balance of employment opportunities within the parish.	Reliance on high tier policies may not provide adequate protection and control over future uses of these areas.
Protection of heritage assets and their settings.	Reliance on district level policies may not provide adequate protection of heritage assets within the parish.
Ensuring highway safety and avoiding congestion.	Inability to control and focus development in most appropriate locations and deliver highway solutions may exacerbate problems.

Challenges Facing Lower Beeding Parish	Effects without the Neighbourhood Plan
Improve access by non-car modes of transport, in particular walking and cycling.	Inability to deliver development that maximises and ensures accessibility by non-car modes of transport.
Retaining existing and providing new leisure and recreational opportunities.	Reliance on higher tier policies may not provide adequate protection or sufficiently facilitate both the retention and delivery of new leisure and recreational opportunities.

7.3. These issues can be summarised within a SWOT analysis of the parish, as detailed below.

Strengths	Weaknesses
<ul style="list-style-type: none"> • High quality countryside including AONB; • Peaceful and quiet rural environment; • Low crime and fear of crime; • Good biodiversity and flora and fauna; • Sense of community/neighbourliness; • Generally high quality living environment; • High quality heritage assets and conservation area; • Public footpath network as an important recreational resource. 	<ul style="list-style-type: none"> • Relatively high reliance on the private motor car and private transport; • Current lack of affordable housing; • Parking and highway safety problems; • Lack of services;
Opportunities	Threats
<ul style="list-style-type: none"> • Protect and enhance the countryside; • Maintain the good health of the majority of the Parish; • Enhance biodiversity, flora and fauna; • Maintain and enhance employment floor space provision; • Maintain and enhance community facilities; • Improve accessibility by non-car modes of transport; • Improve highway safety conditions; • Provide required housing, particularly affordable housing to meet parish needs; • Protect and improve the quality of life experienced by many residents. 	<ul style="list-style-type: none"> • Pressure of expanding population on the enjoyment and use of the rural hinterland of the parish; • Development undermining the character and setting of the village, including its heritage assets; • Increased pressure on existing services; • Increasing difficulty of access to affordable housing; • Increased traffic and highway safety difficulties, in particular through the centre of Lower Beeding.

8. STAGE A4 - DEVELOPING THE SUSTAINABILITY APPRAISAL FRAMEWORK

- 8.1. The SA will consider the effects of the Neighbourhood Plan against reasonable alternatives, using a series of objectives and indicators.
- 8.2. The SA will identify objectives that cover the 3 limbs of sustainability, i.e. Environmental, Social and Economic. These will be capable of being measured against a set of indicators. Collectively, the sustainability objectives and the indicators are known as the Sustainability Framework. These will be used to ensure that the policy options selected in the LBNP contribute to the overarching aim of sustainable development.
- 8.3. It is proposed that the performance of the policy options are measured against the objectives as follows:

Major Positive/Minor Positive/Neutral/Minor Negative/Major Negative/Uncertain

- 8.4. The sustainability objectives have been informed by an appraisal of the identification of other relevant policies, Plans, programmes and environmental protection objectives, the collection of baseline information, and the identification of sustainability issues and problems. The latter have in part, been established from the results of the initial evidence gathering and stakeholder engagement and with regard to the Sustainability Framework of the emerging HDPF.
- 8.5. Based on this, the sustainability objectives and indicators (the Sustainability Framework) of the LBNP are as follows:

Environmental - Objective 1 - Countryside

- 8.6. To conserve and enhance the rural character of the parish.

Indicators

- Number of new residential dwellings approved within the parish beyond the defined settlement boundaries and areas allocated for development;
- Quantum of new employment floor space approved within the parish beyond defined settlement boundaries and areas allocated for development.

Environmental - Objective 2 - Ecological

- 8.7. To protect and enhance the biodiversity of the parish.

Indicators

- Extent of the Ancient and Semi-Natural Woodland within the parish;
- Condition and extent of hedgerows;
- Sussex Wildlife Trust records;

Environmental - Objective 3 - Heritage Assets

- 8.8. To protect and enhance the heritage assets of the parish.

Indicators

- Number and condition of Listed Buildings;
- Number of heritage assets and their setting protected as part of development;

Environmental - Objective 4 - Water & Flooding

- 8.9. To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.

Indicators

- Number of properties at risk of flooding within the parish;
- Number of applications approved within the parish, contrary to the advice of the Environment Agency on flood risk grounds;

Environmental - Objective 5 - Transport

- 8.11. Improve highway safety.

Indicators

- Police accident data;
- Number of highway safety schemes delivered within the parish;

Social - Objective 6 - Housing

- 8.12. To enable those with identified local housing needs to have the opportunity to live in an affordable home within the parish.

Indicators

- Number of new home completions;
- Number of affordable dwelling completions;
- Number registered on the Council's housing waiting list wishing to live within the parish;

Social - Objective 7 - Crime

- 8.13. To ensure residents live in a safe environment.

Indicators

- Overall crime rates;
- Number of domestic burglaries;

Social - Objective 8 - Sustainable Travel Patterns

- 8.14. To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.

Indicators

- Number of new sustainable and public transport facilities provided in the parish, such as bus shelters, cycle lanes, pedestrian crossings, etc;
- Bus service provision;
- Number of households within a 10 minute walk of (approximately 800m) a bus stop with a frequency of more than 1 per hour during the working day;

Social - Objective 9 - Community Infrastructure

- 8.15. To maintain and enhance community infrastructure provision within the Parish.

Indicators

- Quantum of new community infrastructure facilities approved in the Parish;
- Quantum of Section 106/ Community Infrastructure Levy (CIL) monies secured to contribute to community infrastructure provision in the parish ;
- Number of households within a 10 minute walk (approximately 800m) of public recreational space;

Economic - Objective 10 - Economy

- 8.16. To maintain and enhance employment opportunity and provision within the Parish.

Indicators

- Levels of unemployment within the Parish;
- Total amount of employment floor space created in the Parish;
- Amount of employment floor space lost to other uses in the Parish;

Economic - Objective 11 - Wealth

- 8.17. To ensure high and stable levels of employment and address disparities in employment opportunities in the Parish so residents can benefit from economic growth.

Indicators

- Indices of Multiple Deprivation;
- Percentage of residents who are unemployed;
- Percentage of residents who are economically active.

9. STAGE A5 – CONSULTING ON THE SUSTAINABILITY APPRAISAL

- 9.1. The Scoping Report, which sets out the scope and level of detail of the information, must be consulted on with the consultation bodies as set out in Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004. The Consultation Bodies referred to are Historic England, Natural England and the Environment Agency.
- 9.2. Where a Consultation Body decides to respond, it should do so within five weeks of receipt of the Scoping Report.
- 9.3. Consultation on the Lower Beeding Scoping Report will take place from 15 August 2016-19 September 2016.
- 9.4. Comments are welcomed via email (laura.bourke@dowsettmayhew.com) or in writing to Dowsettmayhew Planning Partnership, 63a Ship Street, Brighton, BN1 1AE.

APPENIX A

Relevant Plans, Policies And Programmes That Will Be Considered And Influence The Content Of The Lower Beeding Parish Neighbourhood Plan.

- EU Directive 2001 - Strategic Environmental Assessments.
- Statutory Instrument 2004 No. 1663 Environmental Protection, The Environmental Assessment of Plans and Programmes Regulation 2004.
- A Practical Guide to Strategic Environmental Assessment Directive - September 2005.
- Localism Act 2011.
- Neighbourhood Planning Regulations.
- A Plain English Guide to the Localism Act - November 2011.
- National Planning Policy Framework - March 2012.
- Statutory Instruments 2012 No.637, The Neighbourhood Planning (General) Regulations - 2012.
- National Planning Practice Guidance - March 2014.
- Horsham District Planning Framework, November 2015
- HDC Horsham District Planning Framework Sustainability Appraisal, November 2015
- HDC Horsham District Planning Framework Sustainability Appraisal, Technical Summary Report - November 2015.
- HDC Landscape Character Assessment - October 2003.
- HDC Strategic Flood Risk Assessment Final Report - Revised - April 2010.
- HDC Infrastructure Study - May 2010.
- HDC Affordable Housing Viability Study Final Report - August 2010.
- HDC Locally-Generated Needs Study Update: Final Report - December 2011.
- HDC How Much Housing Does Horsham District need? Review of Evidence - May 2012.
- HDC Locally-Generated Needs Study: Census 2011 and South Downs National Park Update Final Report - September 2012.
- HDC Landscape Capacity Assessment - 2013
- HDC Economic Strategy 2013-2023 - November 2013.
- HDC Sports, Open Space & Recreation Assessment - February 2014.
- HDC Community Infrastructure Levy SHLAA & Affordable Housing Viability Assessment - March 2014
- HDC Green Infrastructure Strategy - April 2014.
- HDC Strategic Flood Risk Assessment: Sequential Test - April 2014.
- HDC Habitats Regulation Assessment of the Horsham District Planning Framework - April 2014.
- HDC Transport and Development Study, Deliverable D5, Final Report - April 2014.
- HDC Landscape Capacity Assessment - April 2014.
- HDC Horsham District Planning Framework Proposed Submission - May 2014.
- HDC - Transport and Development Study - May 2014.
- HDC Strategic Housing Land Availability Assessment Review - July 2014.
- Northern West Sussex (NWS) Economic Appraisal Part 1. Employment Land Review - September 2009.
- NWS Employment Land Review Part 2. Final Report - October 2010.
- NWS Horsham Strategic Housing Market Assessment Update - October 2012.

- NWS Economic Growth Assessment, Horsham Emerging Findings Paper - December 2013.
- Gatwick Sub-region Joint Water Cycle Study Scoping Report - March 2010.
- Gatwick Sub-region Outline Water Cycle Study Final Report - January 2011
- Centre for Sustainable Energy West Sussex Sustainable Energy Study Final Report - October 2009.
- West Sussex County Council (WSCC)Strategic Waste Site Allocations Development Plan Document, Preferred Options - January 2007.
- WSCC Landscape Strategy & Vision - September 2010.
- WSCC Transport Plan 2011- 2016 - February 2011.
- WSCC Indices of Deprivation 2010 Results and Analysis Report - May 2011.
- WSCC Economic Growth in West Sussex an Economic Strategy for West Sussex 2012-2020 - August 2012.
- WSCC West Sussex Life 2012 - September 2012.
- WSCC Waste Forecasts and Capacity Review 2012 - October 2012.
- WSCC Waste Forecasts and Capacity Review, March 2013.
- WSCC Planning School Places - 2014.
- South East Water, Water Resources Management Plan, 2010-2035.
- Southern Water, Water Resources Plan - 2009.
- NHS Horsham District Health Profile 2014.
- NHS West Sussex Public Health Evidence Summary Data for PBC Leas, Horsham - April 2014.
- Indices Of Multiple Deprivation 2010.
- Census Data 2001.
- Census Data 2001.
- Lower Beeding Community Led Plan, Survey Report, December 2013.
- DEFRA Noise Maps.
- Multi-agency geographic information.
- English Heritage Map Data.
- EA Flood Map & Surface Water Flood Map Data.
- South East River Basin Management Plan 2009

APPENDIX 4

PUBLIC EXHIBITION - OCTOBER 2016



(/default.aspx)

Possible Development Sites

Published: 12 August 2016

Email: lbnp@lowerbeeding.com (<mailto:lbnp@lowerbeeding.com>)

'Engage' September Update

As advised in the August magazine article, the 'call for sites' has been collated and the list is below:

Although it has been advised before, it is important to underline that the inclusion as part of the 'call for sites' or more correctly 'possible development' is part of the process and the inclusion of sites does not mean that the sites put forward will be automatically accepted. In fact the discussion on which to include or exclude will now be open to comments by the residents of the village.

One of the ways for residents to make their comments known is by attendance at the public exhibition, at which the details of the proposed development sites will be available. The exhibition will be held in the church room, at the rear of Holy Trinity Church, and will be held on Friday 7th October between 7pm and 10pm and on Saturday 8th October between 12 (midday) and 5pm. (The car park for the church room is at the rear of the church and accessed via entrance to the church/graveyard.) The Neighbourhood Plan process is proceeding and the statutory consultation with certain 'statutory bodies', is being undertaken by the consultants.

Please come along to the exhibition and let us know your comments on the 'possible development sites'. We hope you will come along to the exhibition if you are unable to you may advise your comments either by writing to The Clerk to the Parish Council: Michael Tuckwell, 22 Blanches Road, Partridge Green, Horsham. RH13 8HZ or by sending an email to the NP email address: lbnp@lowerbeeding.com (<mailto:lbnp@lowerbeeding.com>). It would be helpful if comments made by this means were received by Friday 14th October 2016.

Remember this is your chance to 'ENGAGE' in the Lower Beeding Neighbourhood Plan as "Together we can shape the future of the village."

Geoff Peckham

Lead Councillor- Neighbourhood Plan – 'Engage'

Lower Beeding Parish Council

Updates on the Lower Beeding Neighbourhood Plan ('Engage') as well as details of the Parish council meetings (normally the last Tuesday of every month which are held in the Church Room at the rear of Holy Trinity Church, Lower Beeding) will be found in the Lower Beeding Parish Magazine (published monthly) and on the Lower Beeding Parish website: [lowerbeeding.com](http://www.lowerbeeding.com) - Parish Council meetings are open meetings to which the public are invited.

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APPENDIX 5

PHLAA - APRIL 2018

Lower Beeding Parish Housing Land Availability Assessment

Prepared for
Lower Beeding Parish Council

Prepared by
Dale Mayhew BA (Hons) BTP MRTPI

April 2018

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Appendices

Appendix 1	Horsham District Council, Strategic Housing and Economic Land Availability Assessment (SHELAA), 2016: Lower Beeding
Appendix 2	Lower Beeding Parish Council “Call for Sites” advert, June 2016
Appendix 3	Lower Beeding Built Up Area Boundary
Appendix 4	Lower Beeding, Completions and Commitments
Appendix 5	Site Assessments

1. INTRODUCTION

- 1.1. The Lower Beeding Parish Council (LBPC) Housing Land Availability Assessment (PHLAA) is a study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish. This PHLAA comprises an integral part of the evidence base that informs the policies and content of the emerging Lower Beeding Neighbourhood Plan (LBNP).
- 1.2. This report sets out the methodology that has been used to undertake the PHLAA. It is not a Local Planning Authority Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, it has had regard to Government guidance on undertaking housing land availability, as contained within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), together with the Strategic Housing and Economic Land Availability Assessment (SHELAA) undertaken by Horsham District Council (dated August 2016) which has been produced in accordance with Government guidance “Housing and Economic Land Availability Assessment, March 2014.
- 1.3. The PHLAA is a background paper only and is not a statement of Neighbourhood Plan policy and does not allocate land. Once completed, it will form part of the evidence base for the LBNP and will be used to help inform judgments on the future development and allocation of land for housing.
- 1.4. The PHLAA does not allocate land, pre-empt or prejudice any decision the LBNP may make in the future on any particular site. In particular, the judgements concerning whether sites should be allocated in the emerging LBNP will be made through the statutory Plan-making process, which will test the suitability of any sites identified in assessment, which may be proposed for housing, including through the Sustainability Appraisal (incorporating Strategic Environment Assessment).
- 1.5. The PHLAA is one of several background documents and technical reports that are being prepared to inform the emerging LBNP.

2. METHODOLOGY GUIDANCE

- 2.1. This PHLAA is not a Local Planning Authority SHLAA/Housing and Economic Land Availability Assessment. Nonetheless, close regard has been paid to the guidance on undertaking housing and economic land availability assessments, as detailed in the NPPF and NPPG.
- 2.2. The NPPG notes that while there are prescribed documents that must be submitted with the Neighbourhood Plan, there is no ‘tick box’ list of evidence required for Neighbourhood Planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft Neighbourhood Plan. It continues that Local Planning Authorities should share relevant evidence, including that gathered to support its own Plan-making with a qualifying body.¹

¹ Paragraph 040 - Reference ID: 41-040-20160211

- 2.3. The NPPG guidance continues that the Neighbourhood Plan can allocate sites for development. A qualifying body must carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. It notes that guidance on assessing sites and on viability should have regard to guidance provided to Local Planning Authorities in undertaking housing and economic land availability assessments.²
- 2.4. Guidance on housing and economic land availability assessments is set out in the NPPG. This guidance notes that it is related to paragraph 159 of the NPPF, which encourages Local Planning Authorities to have a clear understanding of housing needs in their area and ensure they prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.
- 2.5. The NPPG notes that the purpose of the assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment of land availability includes the SHLAA requirement set out in the NPPF. It notes that the assessment of land availability is an important step in the preparation of Local Plans. It notes an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.6. They note this approach ensures that all land is assessed together as part of the Plan preparation, to identify which sites or broad locations are most suitable and deliverable for a particular use.³
- 2.7. The NPPG guidance continues that the assessment forms a key component to the evidence base to underpin policies and Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. It notes that, from the assessment, Plan makers will then be able to plan proactively by choosing sites to go forward into their Development Plan Documents to meet objectively assessed needs.⁴
- 2.8. The NPPG notes that, ‘Designated... Parish/Town Councils may use the methodology to assess sites but any assessment should be proportionate... Parish Councils may also refer to existing site assessments prepared by the Local Planning Authority as a start when identifying sites to allocate within their Neighbourhood Plan.’⁵

² Paragraph 042 - Reference ID: 41-042-20140306

³ Paragraph 001 - Reference ID: 3-001-20140306

⁴ Paragraph 002 - Reference ID: 3-002-20140306

⁵ Paragraph 004 - Reference ID: 3-004-20140306

2.9. The Methodology for undertaking a Land Availability Assessment is detailed in the NPPG as comprising five main stages, as detailed in the flowchart in Figure 1 below.

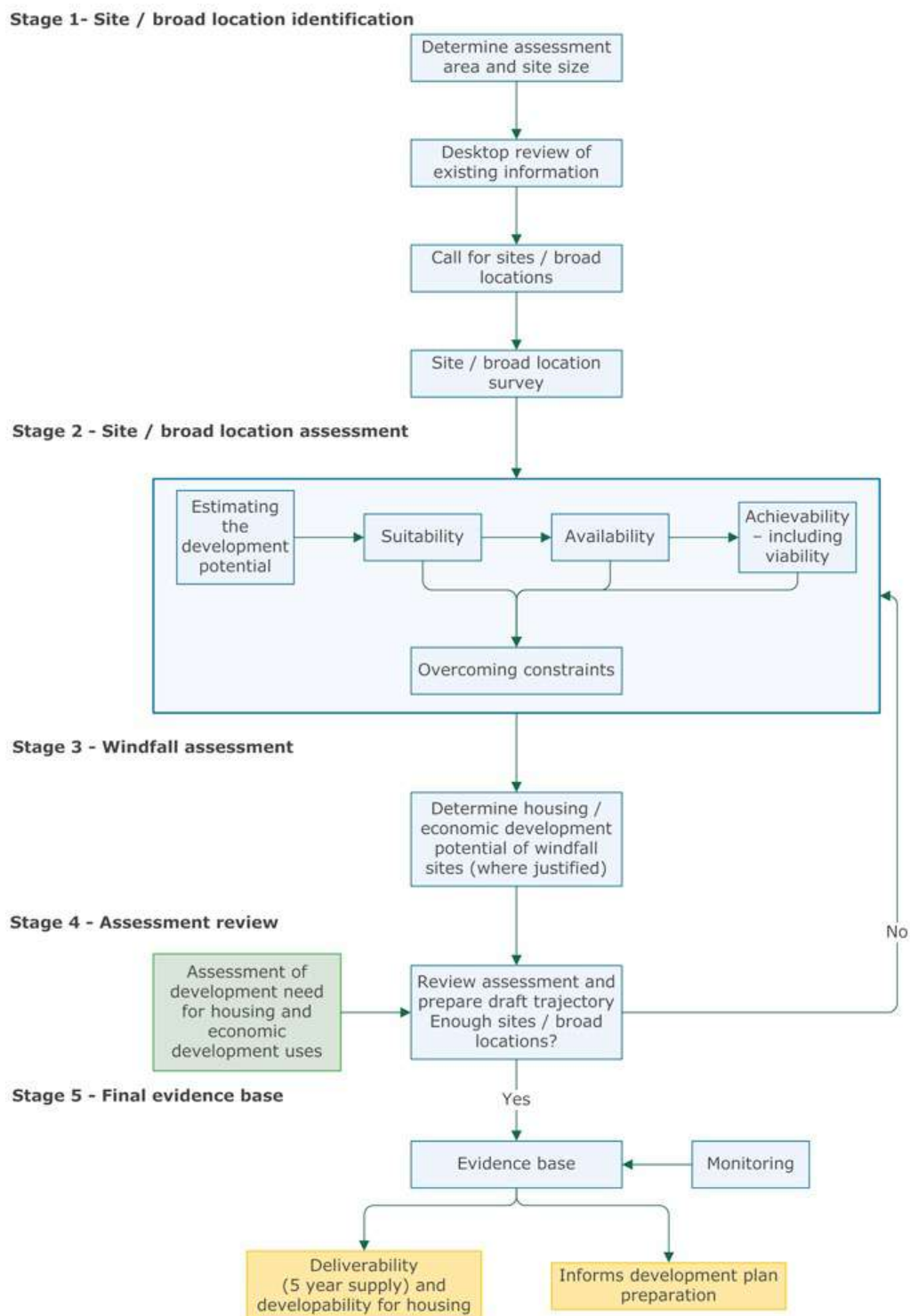


Figure 1: NPPG Flowchart on stages for undertaking a Housing and Economic Land Availability

3. HORSHAM DISTRICT COUNCIL STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) - AUGUST 2016

- 3.1. In undertaking this Parish Housing Land Availability Assessment (PHLAA) regard has been had to the District Council's own Strategic Housing and Economic Land Availability Assessment (SHELAA) (See Appendix 1).
- 3.2. The current, and most up-to-date, version of this is dated August 2016. This SHELAA report follows on from the November 2015 Strategic Housing Land Availability Assessment (SHLAA) report and contains a review of all potential housing sites submitted prior to the cut-off date of the 20 May 2016.
- 3.3. The SHELAA Report forms the first element of the 2016 SHELAA with the Economic Land Assessment to follow on later in the year. The dedicated HDC SHELAA webpage states the next SHELAA review is scheduled for summer 2017.
- 3.4. The SHELAA notes a number of sites within the Horsham District originally submitted to the SHELAA are located within the South Downs National Park (SDNP).
- 3.5. The SDNP Authority are currently preparing a Park wide Local Plan. In support of this work, the SDNP Authority produced it's first SHLAA Report in January 2015. The Report states "Any sites previously submitted for consideration as part of the Horsham's SHELAA have been transferred to the SDNP for consideration where the landowner has expressed an intention to do so. Where it was not possible to contact the landowner or agent representing a site, the sites have been excluded from the HDC SHELAA assessment and details were not transferred to the SDNPA".
- 3.6. The SHELAA sets out in Table 2, the SHELAA process as set out in the Planning Practice Guidance. It further sets out a summary of the methodology adopted by HDC and states the methodology complies with the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
- 3.7. The SHELAA Report, in Table 3, sets out areas of land to be excluded from the SHELAA. These include:
 - Sites of Special Scientific Interest;
 - Special Protection Areas;
 - Scheduled Ancient Monuments;
 - Historic Parks and Gardens; and
 - RAMSAR sites.
- 3.8. The SHELAA Report confirms the sites have been identified through a wide variety of sources. These are:
 - Sites identified by the Council/Parish Councils;

- Submitted sites;
- Broad locations of search;

3.9. The SHELAA Report confirms sites have also been identified by HDC through:

- Early identification of sites. Table 6 of the Report, sets out data sources for site identification;
- Neighbourhood Development Plans;
- Greenfield/Brownfield Land;
- Submitted sites;

3.10. In applying the methodology, HDC identified sites within the Parish that were the subject of assessment, together with others that were “excluded from assessment”.

4. STAGE 1 - IDENTIFICATION OF SITES/BROAD LOCATIONS

Determine Assessment Area and Site Size

- 4.1. The Neighbourhood Plan covers the administrative boundary of Lower Beeding Parish. The assessment seeks to identify all sites and locations for potential housing development within the parish boundaries. It seeks to identify all sites and broad locations regardless of the amount of development needed in order to provide an audit of available land. The process of the assessment does, however, provide the information to enable an identification of sites and locations suitable for the required development in the Neighbourhood Plan.
- 4.2. The assessment considers a range of different site sizes. The NPPG recommends sites be considered where they are capable of delivering 5 or more dwellings, or on sites of 0.25 hectares or more. It does however note the Plan-makers may wish to consider an alternative site size threshold.
- 4.3. HDC’s SHELAA includes sites suitable to accommodate six units or more. It states the exclusion of sites from the SHELAA which fall below this threshold does not preclude the possibility of a planning application being submitted and later granted. It further notes suitable sites (particularly small sites) for residential development that have not been identified in the SHELAA will continue to come forward through the usual planning process, including neighbourhood planning.
- 4.4. Having regard to this, and the parish basis of the Plan, this assessment seeks to identify and consider all housing sites beyond the existing built-up area boundary of the parish (i.e. Lower Beeding), irrespective of size.
- 4.5. Within the defined settlement boundary, and having regard to the potential for modest infill development, a threshold of sites of 0.10 hectares or more is used. This is to ensure that there is a practical limit to site assessments. This does not mean sites below this threshold may not come forward. However, they may not be the subject of specific land allocation, but rather could come forward as infill/windfall development.

Desktop Review of Existing Information

4.6. The identification of potential housing sites has come from two main sources:

- HDC's SHELAA (August 2016); and
- The "Call for Sites" exercise undertaken as part of the preparation of the LBNP (June 2016);

Call For Sites

- 4.7. LBPC undertook a "Call for Sites" in June 2016. A notice was placed on the LBPC's website inviting landowners to submit details relating to land they wished to be considered. Landowners were invited to submit any relevant information relating to the size of the site, the type of development to be considered and the possible time span envisaged in the development e.g. within 5 years or 10 years or later.
- 4.8. As part of the "Call for Sites", landowners were also asked if they would wish for their land to be considered as undevelopable and be retained as "Green Space".
- 4.9. LBPC requested all submissions be made by the 30 June 2016 (See Appendix 2 for details of "Call for Sites" advert).
- 4.10. In response to the 'Call for Sites' a total of 21 sites were submitted to LBC for consideration. Details of the sites submitted are outline below in paragraph 9.9 - 9.10.

Site Survey

- 4.11. NPPG notes that the comprehensive list of sites derived from data sources and the "Call for Sites" should be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey.
- 4.12. It notes that Plan-makers should then assess potential sites via more detailed surveys in order to:
- Ratify inconsistent information gathered through the "Call for Sites" and desk assessment;
 - Get an up-to-date view on development progress (where sites have planning permission);
 - Gain a better understanding of what type and scale of development may be appropriate;
 - Gain a more detailed understanding of deliverability; any barriers and how they could be overcome;
 - Identify further sites with potential for development that were not identified through data sources or the "Call for Sites".
- 4.13. The Guidance notes that site surveys should be proportionate to the detail required for a robust appraisal. For example, it notes that more detailed assessment may be necessary where sites are considered to be realistic candidates for development.

- 4.14. The Guidance notes that during the site survey, the following characteristics should be recorded (or checked if they were previously identified through the data sources and “Call for Sites”):
- Site size, boundaries and locations;
 - Current land use and character;
 - Land uses and character of surrounding area;
 - Physical constraints, (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);
 - Potential environmental constraints;
 - Where relevant, development progress (e.g. ground works completed, number of units completed, etc);
 - Initial assessment of whether the site is suitable for a particular type of use or is part of a mixed use development.
- 4.15. HDC have recommended the sites proximity to the built up area boundary of the Parish is also included as part of the assessment (See Appendix 3 for extent of built up area boundary).
- 4.16. Having regard to the scale of the parish, all sites identified for assessment have been the subject of a site visit. Sites were viewed from public vantage points, including Public Rights of Way (PRoW's).

5. STAGE 2 - SITE ASSESSMENT

Estimating The Development Potential

- 5.1. The NPPG states that the development potential of each site should be guided by existing and emerging planning policy, including locally determined policies on density.
- 5.2. It notes that where these are out of date or do not provide a sufficient basis to make a judgment, then relevant existing developments can be used as a basis for assessment, adjusted for any individual site characteristics and policy constraints.
- 5.3. The guidance notes that development potential is a significant factor that effects economic viability of a site and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.
- 5.4. Having regard to the character of Lower Beeding Parish, the capacity of each site has been analysed, having regard to the character of adjacent residential development and the potential impact on the local area. Based on this, three indicative housing densities have been identified:
- High Density – i.e. over 35 dwellings per hectare (dph);

- Medium Density – i.e. 25 – 35 dph;
- Low Density – i.e. less than 25 dph.

- 5.5. It has also been assumed that a minimum of 25% of the gross area of a greenfield site will be set aside for green infrastructure provision. This might include site boundary buffer zones and retention of existing features (e.g. trees, hedges, watercourses).
- 5.6. Regard has then been paid to specific constraints to identify where a reduced development potential may exist on any given site. This could include, for example, constraints in respect of topography, flood risk, relationship to neighbouring land uses, site layout, etc.
- 5.7. This approach seeks to recognise the balance that needs to be struck between making efficient use of land through good design principles, without detriment to local infrastructure, and harming the amenities of surrounding land uses, the character and historic fabric of the area.

Site Suitability Assessment

- 5.8. The PHLAA assesses the suitability of each identified site against Development Plan policy and background evidence prepared in support of the preparation of the Neighbourhood Plan. Consideration has been given to the identified constraints on sites and whether these can be overcome.
- 5.9. The NPPG notes that sites should be considered to assess the site's suitability against a range of criteria, including:
- Physical limitations or problems, such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
 - Potential impacts, including the effect upon landscapes, including landscape features, nature and heritage conservation;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority area;
 - Environmental/amenity impacts experienced by would be occupiers of neighbouring areas.
- 5.10. Having regard to this list, this PHLAA has considered the following key criteria to determine the suitability of each site:
- a) Biodiversity - a review of potential impacts on environmental designations, flora and fauna;
 - b) Landscape/Townscape - a review of landscape value, sensitivity and capacity to change public views, in particular, having regard to HDC's Landscape Character Assessment (October 2003) and Landscape Capacity Assessment Reports (April 2014).

- c) Heritage asset impact - including above and below ground heritage assets that are both statutorily designated and non-designated assets, in particular having regard to the West Sussex County Council Scheduled Monument Report; West Sussex County Council Listed Buildings Report; West Sussex County Council Historic Environment Records Data Report; West Sussex County Council Historic Landscape Characterisation Report; West Sussex Archaeological Modification Area Report; and the Crabtree Conservation Area;
- d) Public access - a review of impact on existing public accessibility on or near to the site;
- e) Flood risk - a review of the site in relation to flood risk impact by reference to the Environment Agency Flood Maps for Planning. This provides a map based indication of flood risk within the parish from a variety of sources, including river flooding;
- f) Sustainability - an assessment of the accessibility of the site by non-car modes of transport. This is determined by reference to proximity of the site to key community infrastructure. Distance measurements are taken from the centre of each site, following a practical walking route (straight line measurement will therefore not be used). For this PHLAA, essential facilities are defined as Primary School, Public House(s)/Hotel(s), Village Hall, Children's Play Area/Formal Sports Pitch and Bus Stop;
- g) For the purposes of this PHLAA, it is assumed that all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas. Furthermore, it is assumed that all potential housing sites will not have an undue impact on such services.
- h) Ground Conditions – For the purposes of this Assessment, it is assumed that there are no ground condition issues which would prohibit the development of any of the potential housing sites.

Site Availability Assessment

- 5.11. The NPPG notes that a site is considered available for development when, on the best information available, confirmed by the "Call for Sites" and information from landowners and legal searches, where appropriate, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
- 5.12. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Given that persons do not need to have an interest in land to make planning applications, the existence of a planning permission does not necessarily mean the site is available.
- 5.13. The potential housing sites considered in this PHLAA have been identified from the HDC SHELAA and from the "Call for Sites".
- 5.14. On this basis, a site is considered available where, to the best knowledge of LPC, the site is being promoted by or on behalf of the landowner.

Site Achievability (Including Viability) Assessment

- 5.15. The NPPG states that the site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell or let the development over a certain period.
- 5.16. The NPPG notes that understanding viability is critical to the overall assessment of deliverability. The guidance notes there is no standard answer to questions about viability, nor is there is a single approach for assessing viability. The underlying principles for understanding viability are defined as: ⁶
- Evidence based judgment - assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market;
 - Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Directly engaging with the development sector may be helpful in accessing evidence;
 - Collaboration - a collaborative approach involving the Local Planning Authority, business, community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. When communities are preparing Neighbourhood Plans, Local Planning Authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood;
 - A consistent approach - Local Authorities are encouraged to ensure that their evidence base for housing, economic and retail policy, is fully supported by a comprehensive and consistent understanding and viability across their areas;
 - Guidance states that Neighbourhood Plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the Development Plans and Plan policies. It should not compromise the quality of development but ensure that the Local Plan vision and policies are realistic and provide high level assurance that Plan Policies are viable; ⁷
 - Evidence should be proportionate to ensure Plans are underpinned by a broad understanding of viability. Greater detail may be necessary in areas of known marginal viability, or where the evidence suggests that viability might be an issue - for example, in relation to policies for strategic sites which require high infrastructure investment; and

⁶ Paragraph 004 - Reference ID: 10-004-20140306

⁷ Paragraph 005 - Reference ID: 10-005-20140306

- The NPPG notes that assessing the viability of Plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence that more detailed assessment may be necessary for particular areas or key sites on which the delivery of the Plan relies.⁸

Site Assessment - Overcoming Constraints

- 5.17. For the purposes of this PHLAA, it is assumed that there are no achievability constraints (including viability) that would prohibit the development of any of the potential housing sites.

6. STAGE 3 - WINDFALL ASSESSMENT

- 6.1. The Guidance notes that a windfall allowance may be justified in a five year supply if a Local Planning Authority has compelling evidence to do so. It notes that Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area.
- 6.2. In relation to this assessment, windfall developments as such are not considered. As detailed elsewhere in this report, it is acknowledged that there is the potential for some 'windfall' housing development to come forward from sites within the defined built-up area boundaries of Lower Beeding during the Neighbourhood Plan period. Such proposals would be assessed against Development Plan policy and other material considerations.

7. STAGE 4 - ASSESSMENT REVIEW

- 7.1. The PHLAA assesses the development potential of all sites that have been identified as potentially available, and have been identified as appropriate for assessment. This includes consideration of how much housing can be provided on them.

8. STAGE 5 - FINAL EVIDENCE BASE

- 8.1. In accordance with the NPPG, the PHLAA contains the following set of outputs, to ensure consistency, accessibility and transparency:
- A list of all sites considered, cross-referenced to their location on maps;
 - An assessment of each site in terms of its suitability for development, availability and achievability, including whether the site is viable, to determine whether a site is realistically expected to be developed and when;
 - Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidence and justified reason; the potential, type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how many barriers to delivery could be overcome and when; an indicative trajectory of anticipated development in consideration of associated risks.

⁸ Paragraph 006 - Reference ID: 10-006-20140306

- 8.2. This PHLAA has been undertaken in parallel, but separate to, the housing need assessment for the parish that will inform the housing numbers that are sought to be delivered through the LBNP.
- 8.3. The PHLAA assesses the suitability, availability and achievability (including the economic viability of a site) as to whether a site can be considered deliverable, developable, or not currently developable for housing. The definition of deliverability and developability are as contained in footnotes 11 and 12 of the NPPF.
- 8.4. These state that, to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that sites will be delivered on the site within 5 years and, in particular, that development on the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example, they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans.
- 8.5. To be considered developable, the NPPF notes sites should be considered in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

9. SITES TO BE ASSESSED

- 9.1. Having regard to the above methodology, the process of identifying sites for assessment has relied upon HDC's SHELAA and the Parish's "Call for Sites".
- 9.2. HDC's SHELAA, has identified and assessed a number of sites. These are detailed on the SHELAA maps attached at Appendix 1.
- 9.3. These can be split into two broad categories; those that were progressed for assessment under the SHELAA, and those that were excluded. The sites assessed and the outcome of the assessment are listed in Table 1 below.
- 9.4. The sites excluded from assessment and the outcome are listed in Table 2 below.

HDC SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA657	Land at Glayde Farm	Land at Glayde Farm, Land at Handcross Road.	Yellow (6-10 Years Developable)
SA575	Land North of Sandygate Lane		Yellow (6-10 Years Developable)
SA584	Land South of Church Farm House		Yellow (11+ Years Developable)
SA090	Limekiln Copse	Winterpit Lane.	Not currently developable

HDC SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA369	Land adjoining Cisswood House	Sandygate Lane.	Not currently developable
SA532	The Wheatsheaf PH	Handcross Road, Plummers Plain	Not currently developable

Table 1: SHELAA sites included for assessment

HDC SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA150	Land at the Plough	Lower Beeding	COMPLETE
SA180	Leonardslee House	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings
SA227	South Lodge Hotel	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings. NO MAP
SA482	Tetherstone	Hammerpond	This site is considered for commercial use and is therefore excluded from the residential assessment.

Table 2: SHELAA sites excluded from assessment

- 9.5. The sites identified in HDC's SHELAA are then subdivided into a four tiered, traffic light system: Deliverable (green); Developable (yellow); Not Currently Developable (red); or Excluded (grey).
- 9.6. For the purposes of this assessment, and noting the guidance in the NPPG with respect to Parish Councils utilising the Local Planning Authority evidence base,⁹ it has been concluded that those sites excluded by HDC in their SHELAA, should continue to be excluded from assessment for the purposes of this Parish Housing Land Availability Assessment.
- 9.7. Sites with planning permission contribute to the totality of housing land supply within the parish over the Plan period. For this reason, and noting the start date for the Plan period is 01 January 2016, details of sites which have been granted planning permission since 01 January 2016 or were granted planning permission prior to this date, but were not completed until after 2016 have been detailed in the Table at Appendix 4.

⁹ Paragraph 040 - Reference ID: 41-040-20160211

- 9.8. In addition to the above potential housing sites have also been identified via LBPC's "Call for Sites", which was undertaken in June 2016.
- 9.9. In response to this a total of 20 sites were submitted to LBC for consideration. Four of which were already known to the LBC as they were identified in the SHELAA. The four sites are:
- SA369, Land adjoining Cisswood House (Majority of site assessed under LBP10);
 - SA575, Land north of Sandygate Lane (Assessed under LBP16);
 - SA584, Land south of Church Farm (Assessed under LBP17);
 - SA567 Land at Glayde Farm (Assessed under LBP19);
- 9.10. Having regard to all of the above, the following sites identified from the "Call for Sites" and the SHLEAA, have been assessed for potential allocation for residential development within the emerging Neighbourhood Plan:
- LBP 01 - Crabtree Field, Land north of Peppersgate;
 - LBP 02 - Land north of Mill Lane, Mill Lane;
 - LBP 03 - Cyder Farm, Brighton Road;
 - LBP 04 - Prongers Orchard, Leechpool Hill;
 - LBP 05 - Leechpool, Leedchpool Hill;
 - LBP 06 - Foxgloves, Brighton Road;
 - LBP 07 - Newells, Land to the east of Newells Lane;
 - LBP 08 - Limekiln Copse, Winterpit Lane;
 - LBP 09 - Cisswood House Hotel, Sandygate Lane;
 - LBP 10 - Sandygate Lane, Land north of Sandygate Lane;
 - LBP 11 - Cisswood Racing Stables, Sandygate Lane;
 - LBP 12 - Hawthorns, Little paddocs and White Gables, Land south of Sandygate Lane;
 - LBP 13 - Sandygate, Sandygate Lane;
 - LBP 14 - Cedar Cottage, South of Sandy Lane¹⁰;
 - LBP 15 - Gardeners Cottage, Sandygate Lane;

¹⁰ Please note, site promoters of Cedar Cottage advised in March 2018 that they wish the site to be considered in conjunction with land to the south. A combined assessment of this land is provided in LBP 24

- LBP 16 - Sandygate, Sandygate Lane (north west of Holy Trinity);
- LBP 17 - Trinity Cottage, Land West of the Vicarage, Handcross Road, Plummers Plain;
- LBP 18 - Church Lane Industrial Estate; Church Lane;
- LBP 19 - Land at Glayde Farm, West of Church Lane;
- LBP 20 - Land south of Handcross, Land south of Handcross Road;
- LBP 21 - Wheatsheaf, the Wheatsheaf Public House, Handcross Road, Plummers Plain;
- LBP 22 - Handford Way, Land to the south of Hanford Way, Plummers Plain;
- LBP 23 - Old Camp Farm, Brighton Road, Monks Gate¹¹;
- LBP 24 - Cedar Cottage & Timberlands (Combined assessment of LBP 14 and land to the south); and
- LBP 25 - Haven Motors.

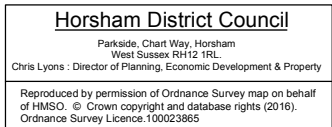
10. SITE ASSESSMENTS

- 10.1. The Summary for each potential housing site is considered at Appendix 5 of this report. This details the site and whether it is available, achievable and considered suitable for development with an indicative housing capacity. It identifies whether it is deemed deliverable or developable.

¹¹ An update to LBP23 is presented in Appendix 5

APPENDIX 1

(HDC SHELAA: LOWER BEEDING)



Lower Beeding Parish

Lower Beeding Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Lower Beeding Parish. A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the Developable area within that site, therefore if part of a site is considered 'developable' 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Lower Beeding Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA567	Land at Glayde Farm	Land at Glayde Farm / Land at Handcross Road	Yellow (6-10 Years Developable)	8
SA575	Land North of Sandygate Lane		Yellow (6-10 Years Developable)	10
SA584	Land South of Church Farm House		Yellow (11+ Years Developable)	6
SA090	Limekiln Copse	Winterpit Lane	Not Currently Developable	0
SA369	Land Adjoining Cisswood House	Sandygate Lane,	Not Currently Developable	0
SA532	The Wheatsheaf PH	Handcross Road, Plummers Plain,	Not Currently Developable	0

Sites submitted to the SHELAA for Lower Beeding Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA150	Land at The Plough	Lower Beeding	COMPLETE
SA180	Leonardslee House	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings
SA227	South Lodge Hotel	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings. NO MAP
SA482	Tetherstone	Hammerpond	This site is considered for commercial use and is therefore excluded from the residential assessment

Parish	Lower Beeding
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SHLAA Reference	SA567	Site Name	Land at Glayde Farm, West of Church Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Glayde Farm, West of Church Lane, Lower Beeding		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.687	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

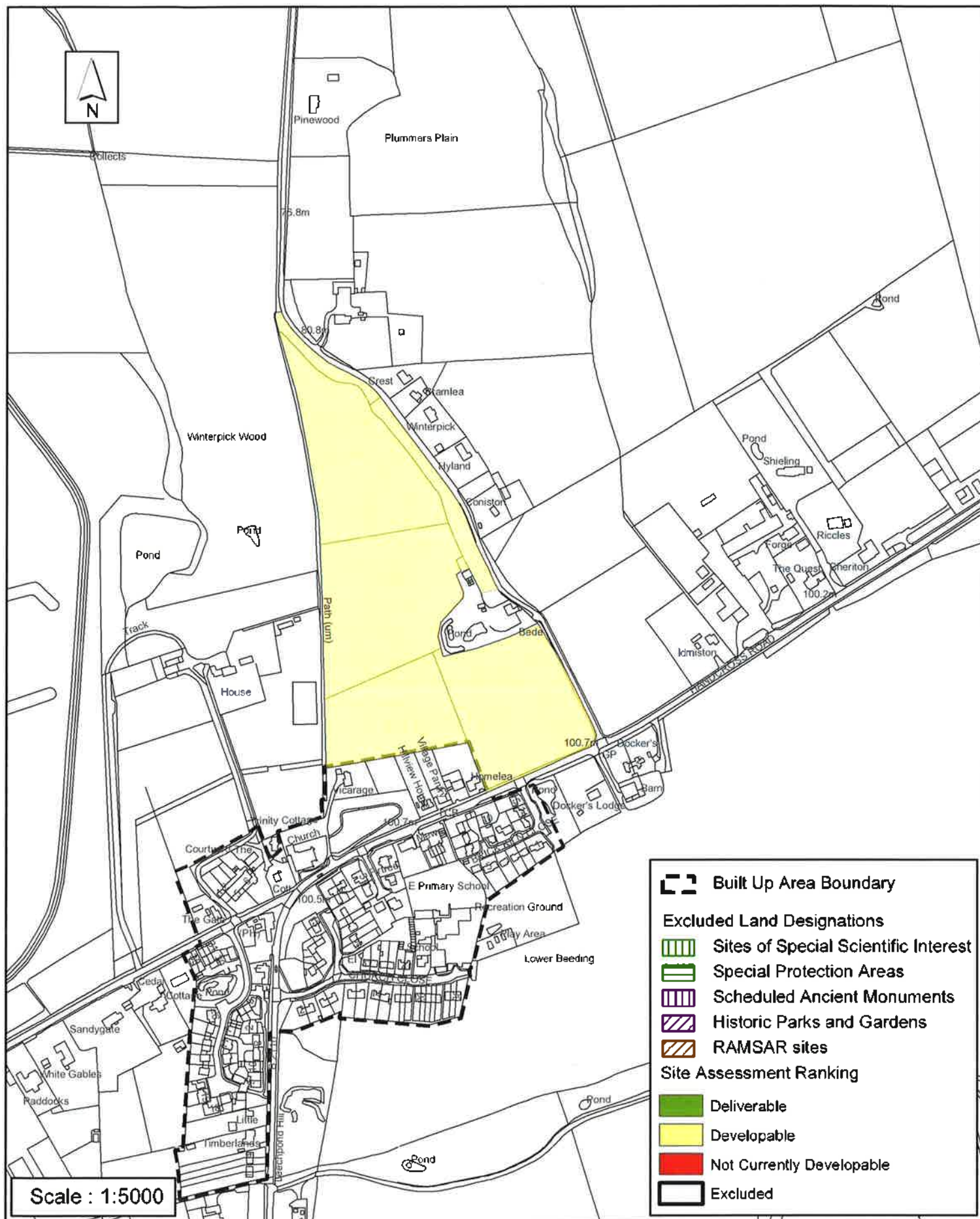
Justification

The site adjoins the settlement edge of Lower Beeding which is classified as a smaller village with limited services and facilities in the HDPF. The landowner has expressed an interest in developing the site, meaning the land is available. The site is well screened from the B2110 by a mature hedgerow and there are no significant physical constraints which would impede development coming forward. Access could be obtained via Handcross Road provided it was compatible with the existing junction into Brickiln Close. There may be potential for a small amount of linear development or small cul-de-sac to mirror that in the existing settlement subject to access considerations which would need to be agreed with WSCC as highways authority. It is recommended the site be considered as part of the emerging Lower Beeding NDP. A scheme of this size would likely be delivered in a single phase and the site is assessed as 6-10 years developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 567 : Land at Glayde Farm West of Church Lane, Lower Beeding



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Date: 29/10/2015

Revision: 09/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA575	Site Name	Land North of Sandygate Lane
------------------------	--------------	------------------	-------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land North of Sandygate Lane, Lower Beeding		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

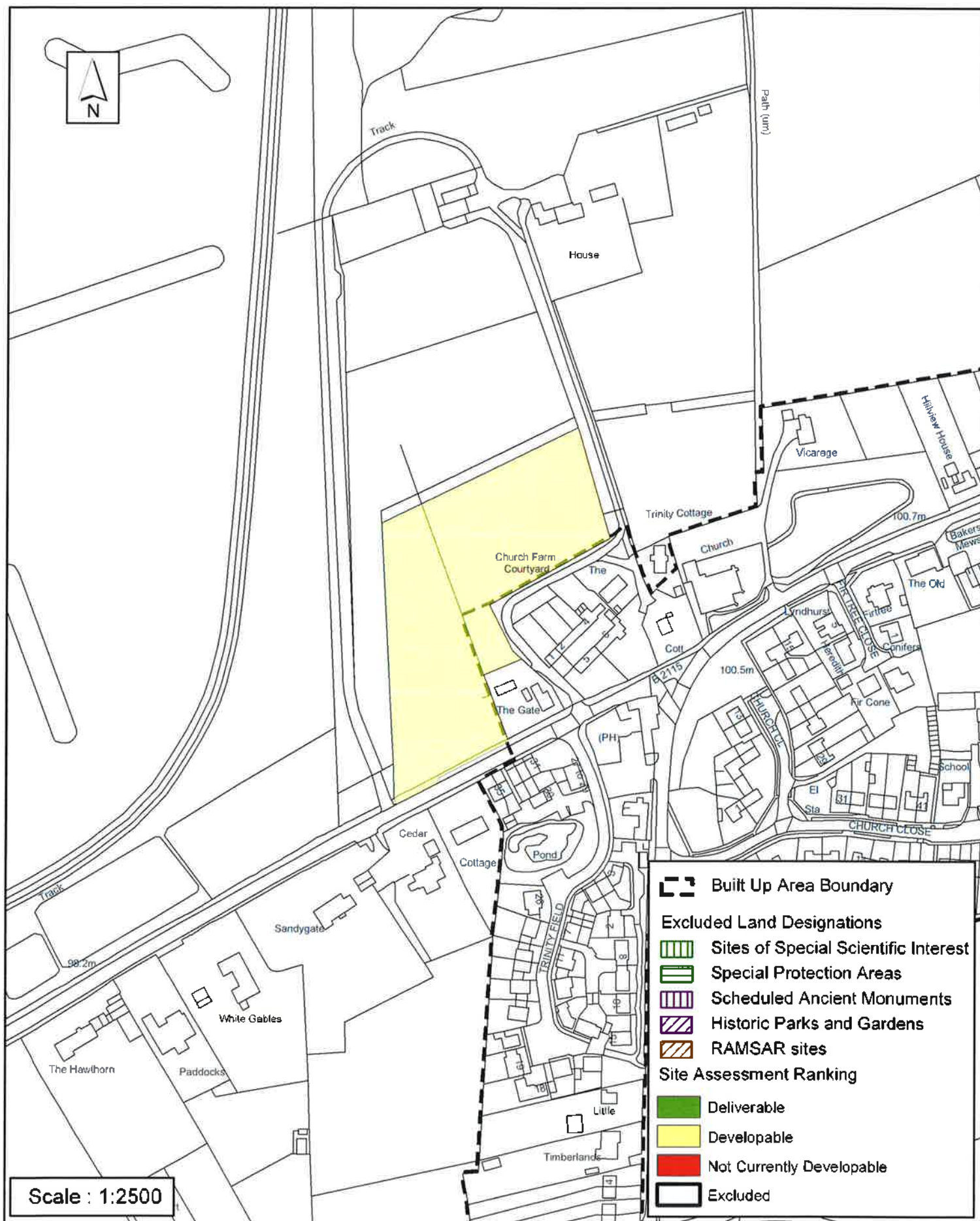
Justification

The site adjoins the settlement edge of Lower Beeding which is classified as a smaller village with limited services and facilities in the HDPF. The site is well screened from the B2110 by a mature hedgerow and there appear to be no physical constraints which would impede the development coming forward. The site is however opposite an existing development of 35 dwellings (DC/09/0237) which cumulatively could have an impact on the landscape. An application for 23 dwellings with associated parking was submitted in 2015 but later withdrawn (DC/15/0923). A scheme of this size would likely be delivered in a single phase. The site is assessed as developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 575 : Land North of Sangate Lane, Lower Beeding



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Date: 29/10/2015

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA584	Site Name	Land south of Church Farm House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land south of Church Farm House
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.5
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	6
		Suitable	<input checked="" type="checkbox"/>
		Available	<input type="checkbox"/>
		Achievable	<input checked="" type="checkbox"/>
		Viable	<input type="checkbox"/>

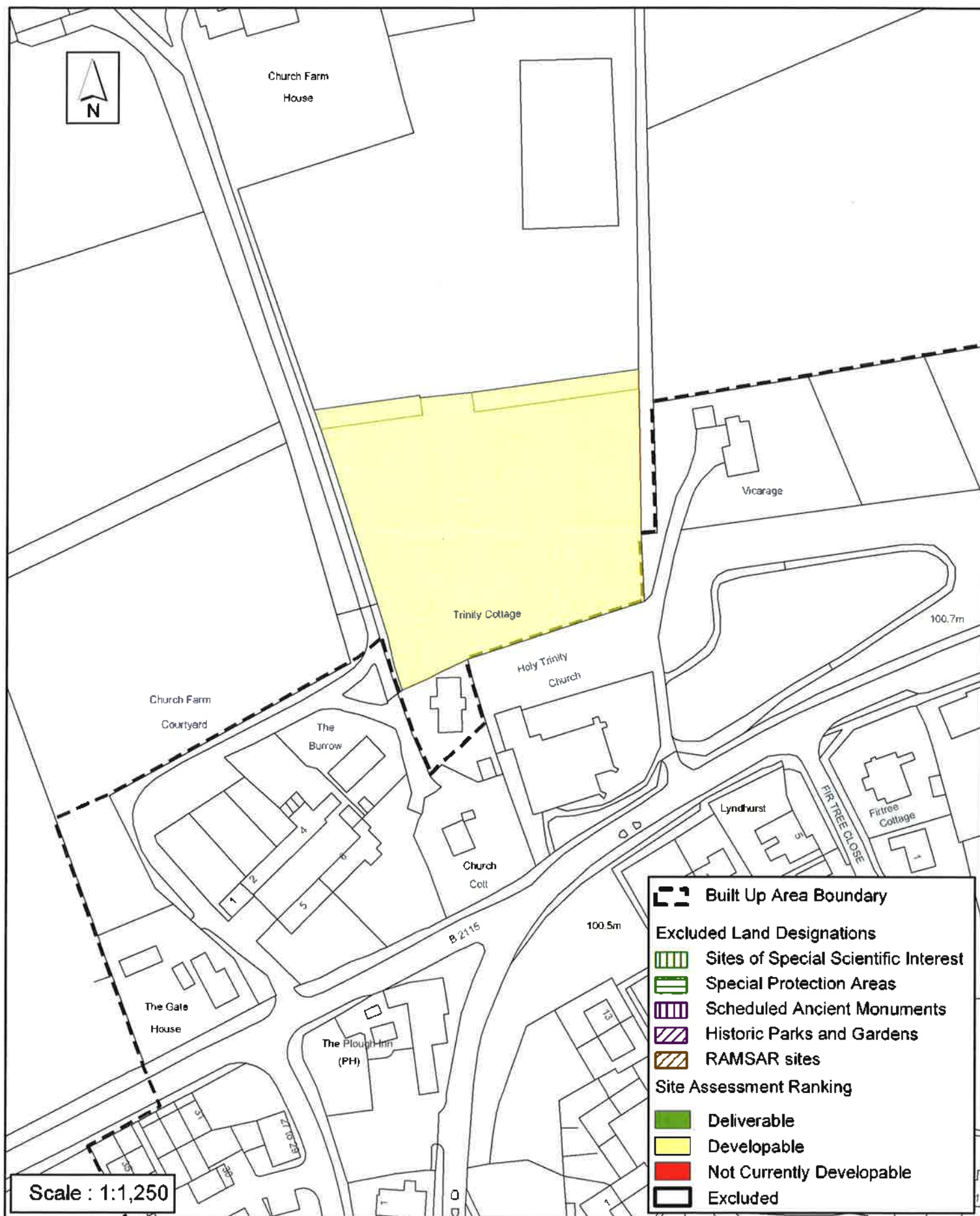
Justification

The landowner has expressed an interest in developing the site and an application for 6 units (DC/10/1534) was submitted but later withdrawn in 2010 indicating the sites availability. The site is flat with few development constraints and abuts the BUAB of Lower Beeding meaning the principle of development is acceptable. However any development would need to take account of the impact on Holy Trinity Church which is a listed Building. In addition, in order to be in compliance with the development plan, the site would need to be allocated, therefore it is recommended the site is considered through the emerging Lower Beeding Neighbourhood Development Plan.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-584 : Land south of Church Farm House, Lower Beeding



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Date: 14/04/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA090	Site Name	Limekiln Copse
------------------------	--------------	------------------	-----------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Winterpit Lane, Lower Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.9	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

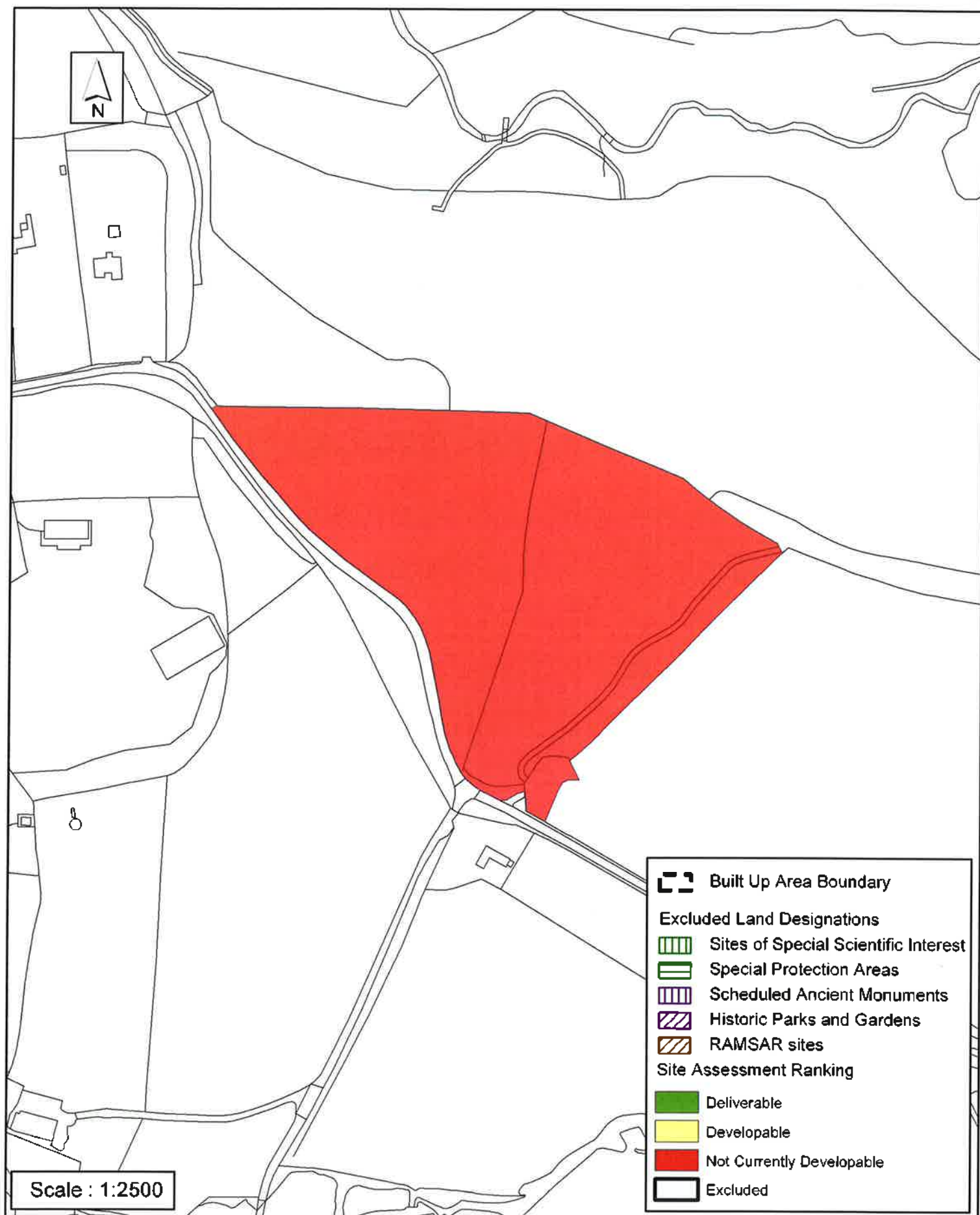
Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 090 : Limehill Copse, Lower Beeding



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Date: 31/07/2014

Revision: 29/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA369	Site Name	Land Adjoining Cisswood House
------------------------	--------------	------------------	--------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sandygate Lane, Lower Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.5	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

The site is not suitable for development. It is isolated in the countryside and despite it's close proximity to Cisswood House, is in an unsustainable location remote from services and facilities. Development of the site would be constrained by the potential for visual intrusion into the open countryside and neighbouring country house. The site is therefore assessed as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 369: Land adj Cisswood House, Sandygate Lane, Lower Beeding



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Date: 26/11/2013

Revision: 06/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA532	Site Name	The Wheatsheaf
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at The Wheatsheaf PH, Handcross Road, Plummers Plain		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.42	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL		Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

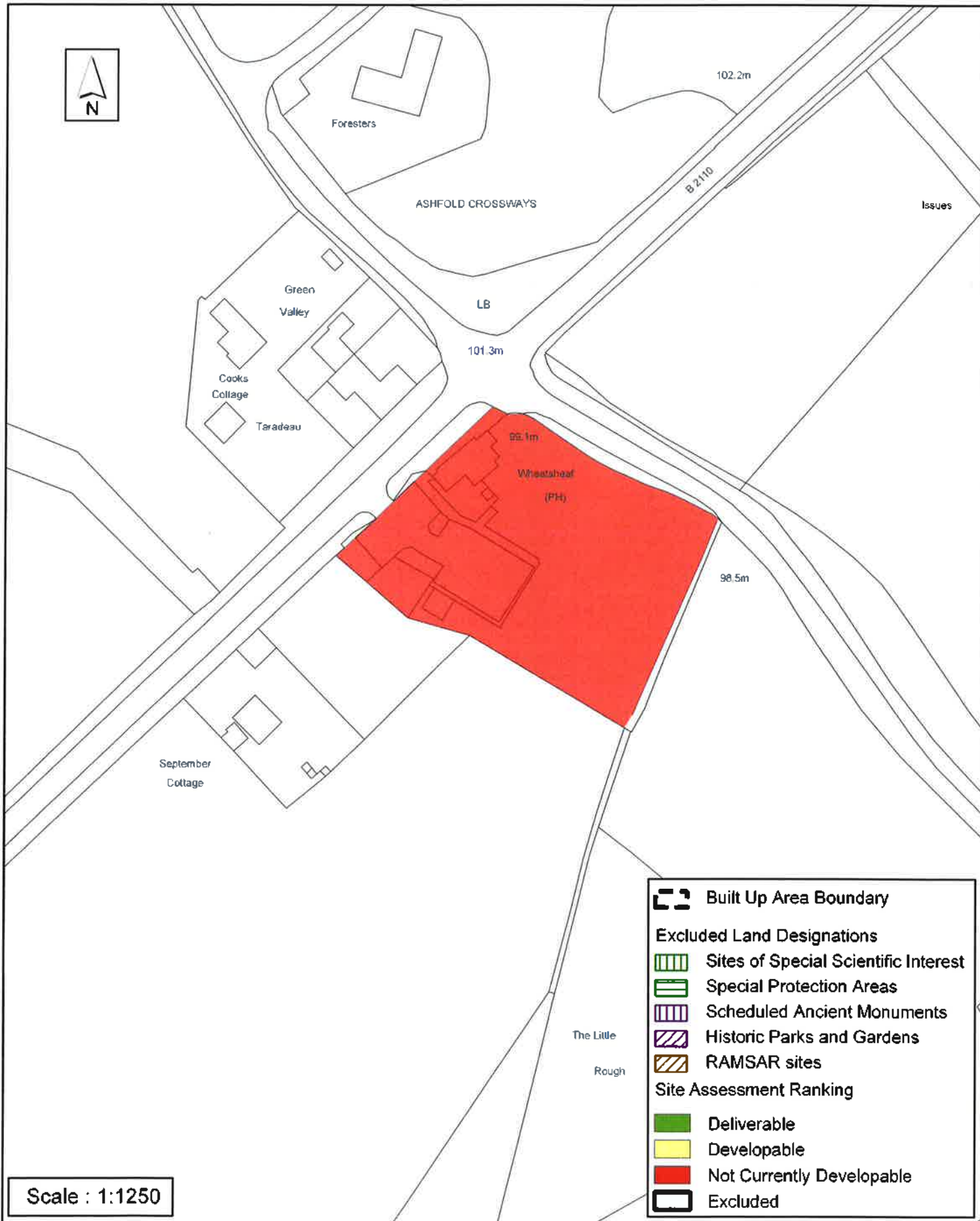
Justification

The site is in an isolated rural location, unrelated to a settlement edge and within the High Weald AONB. As such is considered not suitable for development at the present time.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 532 : The Wheatsheaf, Lower Beeding



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Date: 25/10/2015

Revision: 09/12/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA150	Site Name	Land at The Plough
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

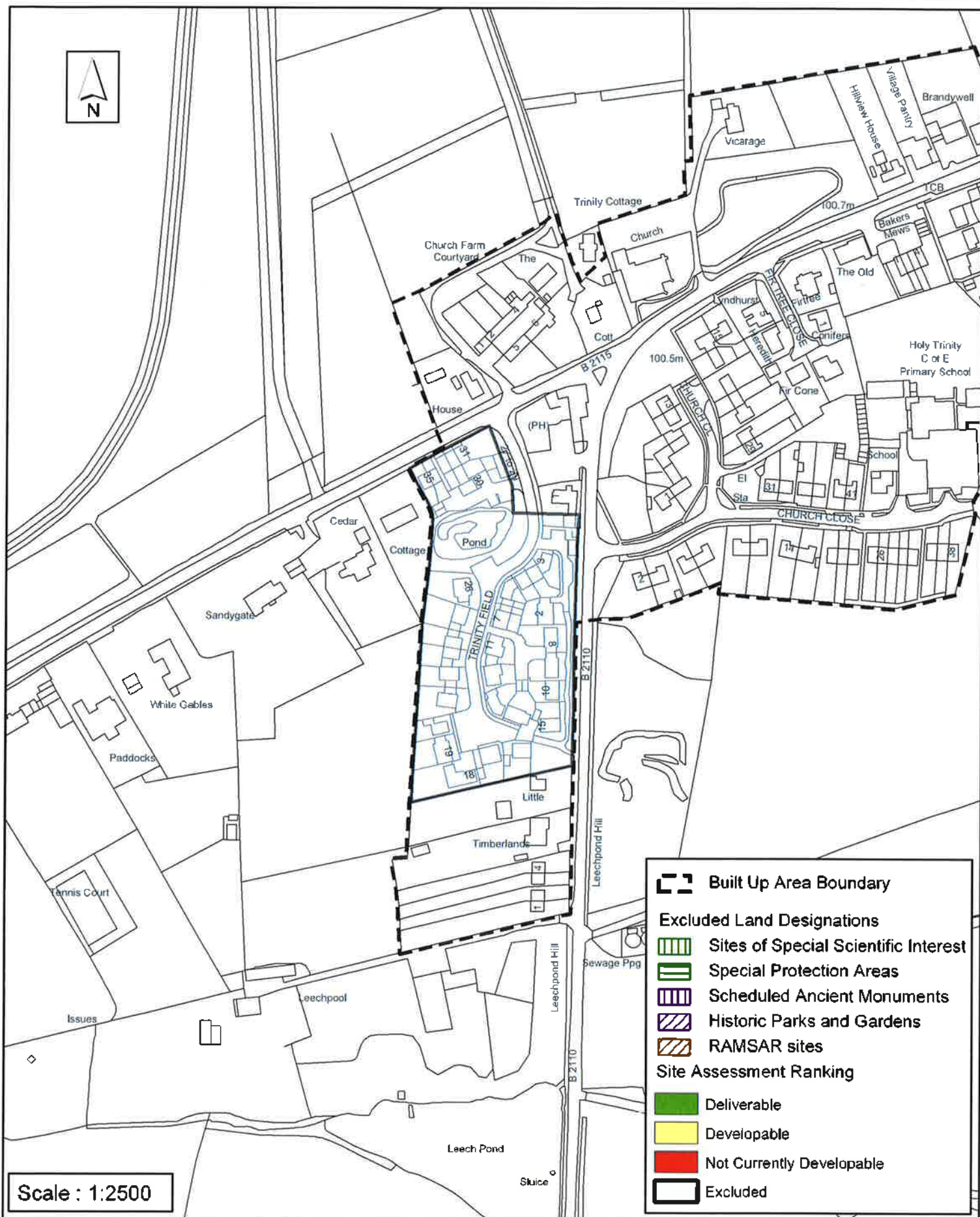
Justification

The site was identified in the Site Specific Allocations document SSA (2007) for 35 dwellings Policy AL 8. Development has now been permitted for 39 dwellings DC/09/0237 and DC/09/0239. Development is now underway.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date	
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SA - 150 : Land at The Plough, Lower Beeding



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Date: 13/06/2012

Revision: 12/10/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA180	Site Name	Leonardslee House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Leonardslee House		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

SA - 180 : Leonardslee House, Lower Beeding



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Date: 12/10/2015

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA227	Site Name	South Lodge Hotel
------------------------	--------------	------------------	--------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	South Lodge Hotel		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHLAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

Parish	Lower Beeding
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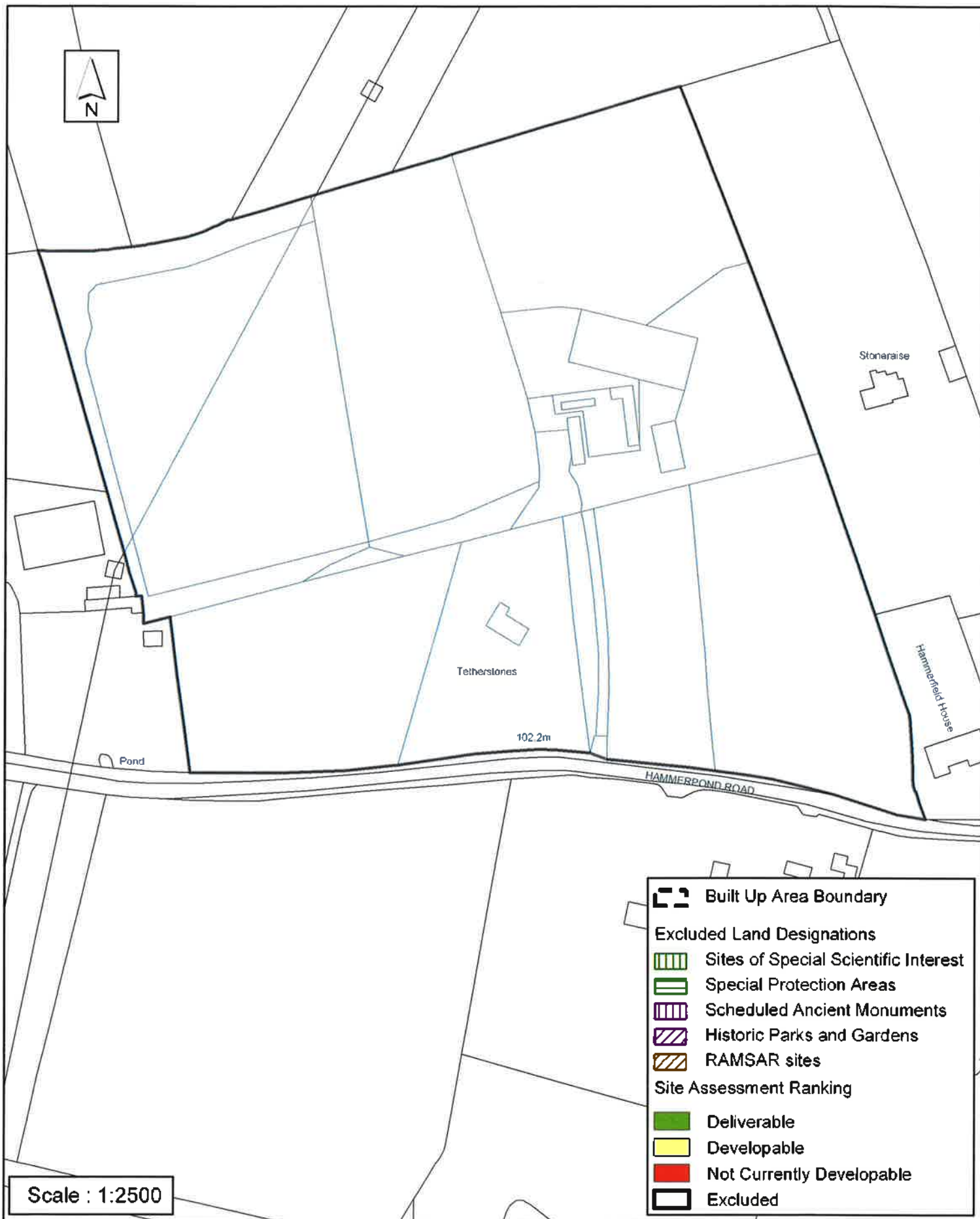
SHLAA Reference	SA482	Site Name	Tetherstone
------------------------	--------------	------------------	--------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hammerpond Road, Plummers Plain		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.98	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL		Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	This site is considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA-482 - Tetherstone, Hammerpond Road, Forest, Lower Beeding



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Date: 03/06/2015

Revision: 08/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL

Chris Lyons : Director of Planning, Economic Development & Property

APPENDIX 2

(LOWER BEEDING: CALL FOR SITES ADVERT)

2016-06-13 18:36:14

Lower Beeding Council

As advised in the April magazine article, we have now collated the comments and have met with the consultants and the next stage is to issue 'a call for sites'.

It may be that the reference to 'a call for sites' may alarm some people but this is part of the process and by making the call or request for sites does not mean that sites put forward in respect of this request or those already known will be automatically accepted. In fact this is where the discussion on which sites to include or exclude begins and the conversations started as to the type of development which may or may not be acceptable to the residents. We will also be circulating the businesses in the village asking their opinion on their future requirements and other questions which will help us to make the plan, just that a plan for the village of the future.

As part of the 'call for sites', land owners are invited to contact us via the Neighbourhood Plan dedicated email: lbnp@lowerbeeding.com - Alternatively you are invited to write to the Parish Council Clerk: Michael Tuckwell, 22 Blanches Road, Partridge Green, Horsham, RH13 8HZ. We ask for full details of the land requesting to be considered and any relevant information as to the size of the site and the type of development which may be considered and the possible time span envisaged in the development. E.g. within five years or ten years or later. If any owner would like their land to be considered as undevelopable and be retained as 'Green space' then again we would like to hear from you. Please note all submissions should be made by the 30th June 2016

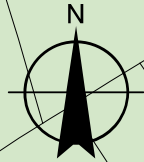
APPENDIX 3

(LOWER BEEDING: BUILT UP AREA BOUNDARY)

Horsham District Planning Framework (2015)
(excluding South Downs National Park)

Inset Map 8 - Lower Beeding

Scale 1:5000



22

27

27

22

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APPENDIX 4

(LOWER BEEDING: COMPLETIONS AND COMMITMENTS)

Lower Beeding: Completions 2010- 2016

Survey Year	Parish	Permitted	Built Units	Losses
2010/11	LB	2	1	1
2011/12	LB	36	14	0
2012/13	LB	25	15	1
2013/14	LB	11	11	0
2014/15	LB	3	3	0
2015/16	LB	1	1	0
2016/17*	LB	0	0	0
TOTAL		78	45	2

* data is provisional and subject to revision. Data source: West Sussex County Council

Lower Beeding: Permissions Granted 01 January 2016 - 01 August 2017

Planning Reference	Description	Address	Additional units
DC/16/2173	Conversion of buildings into a dwelling house	Barn at Maple Hill Newells Lane Lower Beeding West Sussex	1
DC/16/1558	Conversion of stables into a dwelling	Stables Holme Farm Orchard Winterpit Lane Mannings Heath West Sussex	1
TOTAL			2


APPENDIX 5

(SITE ASSESSMENTS)

APPENDIX 5 (A)

LBP 01 - CRABTREE FIELD, LAND NORTH OF PEPPERSGATE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Crabtree Field	
Site Address	Land north of Peppersgate Lower Beeding	
NP Site Reference	LBP01	
Site Context	Site Area (hectares)	0.3
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Bound on the north, south and west by trees and hedges. Site is open to the east.
	Adjacent Land Use	Residential dwellings lie to the south. A public house lies to the north. Open grassland/agricultural land lies to the east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	<p>The site and land to the south has been subject to the following applications:</p> <p>LB/16/97: Demolition/partial demolition of non-listed buildings (conservation area consent): Application: Granted.</p> <p>LB/15/97: Conversion of 2 brick buildings into 3 bed house and garages erection of 22 dwellings and garages (23 in total): Application: Refused</p>

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Crabtree Inn) lies to the north of the site.
	Conservation Area	The site lies within the Crabtree Conservation Area.
	Archaeological Potential	<p>None on site.</p> <p>MWS10398 lies to the north of the site. It is a monument of historic farmstead.</p> <p>MWS80 lies to the west. It is a monument in the House and Garden of South Lodge.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies inside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands.</p> <p>The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features.</p> <p>The assessment notes the overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows.</p>
	Sensitivity	<p>The Assessment notes the overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography.</p> <p>Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.</p>

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	An identified walk runs along the western boundary on the A281.	
	Adjacent	A PRoW lies to the south of the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	2110m
		Age Concern Facility (Holy Trinity Church)	2270m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 304m b) 2140m
		Public House (a. Crabtree b. The Plough Inn)	a) 50m b) 2150m
		Village Hall	1390m
		Formal public open space (tennis courts)	1510m


		Informal open space (school playing field)	2110m
		Bus Stop	50m (bus stop at Crabtree Public House)
	Vehicular access constraints	Access could be achieved off A281.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is in the AONB.</p> <p>The site is within the Crabtree Conservation Area.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.2 hectares would be available for development at a low density. This would equate to 5 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 4 units could be accommodated on the site.</p>	
	Mitigation	Due to the constraints of the site, it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and therefore considered unsuitable for development.	
	Comments	<p>The site is currently grassland. It is bound on the north, south and west by trees and hedges. The site is open to the east. Residential dwellings lie to the south. A public house lies to the north. Open grassland/ agricultural land lies to the east.</p> <p>The site is remote from the BUAB and is therefore not in reasonable proximity to the services on offer in Lower Beeding. It is in close proximity to services in Crabtree.</p>	

		<p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.</p>
--	--	--

APPENDIX 5 (B)

LBP 02 - LAND NORTH OF MILL LANE, MILL LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land North of Mill Lane.	
Site Address	Mill Lane, Lower Beeding	
NP Site Reference	LBP 02	
Site Context	Site Area (hectares)	0.7
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site is bound on the south by trees. The east and west boundary are more open. The northern boundary is more open in nature.
	Adjacent Land Use	Residential.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site is designated Woodpasture and Parkland BAP Priority Habitat. Also designated as a Priority Habitat - Deciduous Woodland and Woodland Improvement (England) High Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Crabtree Inn) lies to the south west of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area.
	Archaeological Potential	None on site. MWS10398 lies to the west of the site. It is a monument of historic farmstead.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty(AONB))	The site lies inside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands.</p> <p>The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features.</p> <p>The assessment notes the overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows.</p>
	Sensitivity	<p>The Assessment notes the overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography.</p> <p>Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.</p>
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.

		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 elates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	2100m
		Age Concern Facility (Holy Trinity Church)	2270m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a) 18m b) 2100m
		Public House a) Crabtree b) The Plough Inn	a) 233m b) 2160m
		Village Hall	1390m


		Formal public open space (Tennis Courts)	1050m
		Informal open space (school playing field)	2100m
		Bus Stop	233 (Bus stop at Crabtree pub)
	Vehicular access constraints	Site could be accessed off Mill Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site remote from the BUAB. The site is in the AONB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.5 hectares would be available for development at a low density. This would equate to 10 dwellings.	
	Mitigation	Reinforce and reinstate boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and in the High Weald AONB. It is therefore considered unsuitable for development.	
	Comments	The site is currently grassland. The site is remote from the BUAB and is therefore not in reasonable proximity to the services on offer in Lower Beeding. It is in close proximity to services in Crabtree. The site lies within the High Weald AONB.	

		Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.
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APPENDIX 5 (C)

LBP 03 - CYDER FARM, BRIGHTON ROAD

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cyder Farm	
Site Address	Cyder Farm, Brighton Road	
NP Site Reference	LBP 03	
Site Context	Site Area (hectares)	0.17.
	Current Land Use	Residential and farm building.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	The south and western boundary is bound by trees and hedging. The north and eastern boundary is open.
	Adjacent Land Use	Residential.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	LB/21/91: Existing sewage works/outfall to be replaced with modern foul water system site: Mill Lane Lower Beeding.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Crabtree Inn) lies to the south of the site.
	Conservation Area	The site lies within the Crabtree Conservation Area.
	Archaeological Potential	<p>None on site.</p> <p>MWS10398 lies to the west of the site. It is a monument of historic farmstead.</p> <p>MWS80 lies to the west. It is a monument in the House and Garden of South Lodge.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area M1 Crabtree and Nuthurst Ridge and Ghyll Farmlands.</p> <p>The Crabtree and Nuthurst Ridge and Ghyll Farmlands cover the southern part of the Parish. It is an area that is well wooded and is an enclosed landscape of steep wooded ridges and ghylls, as well as small valleys situated on the Tunbridge Wells Sand. It has a strong network of small to large sized woods, shaws and hedgerows, which enclose mainly small pasture fields. As a result, views are generally confined. Farmland ponds, hedgerow oaks and steep winding lanes are also distinctive features.</p> <p>The assessment notes the overall landscape condition is good, although there are localised areas where it is declining due to loss of hedgerows.</p>
	Sensitivity	<p>The Assessment notes the overall sensitivity to change is deemed to be high due to the many landscape qualities of the area, and locally visually prominent topography.</p> <p>Key sensitivities are defined as large scale housing development, incremental improvements, suburbanisation and changes in traditional land management.</p>


	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	An identified walk runs along the western boundary on the A281.	
	Adjacent	A Bridleway lies to the west of the A281	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	1790 m
		Age Concern Facility	1940m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 16m b) 1820m
		Public House (a. Crabtree b. The Plough Inn)	a) 257m b) 1830m
		Village Hall	1080m
		Formal public open space (Tennis Courts)	1190m

		Informal open space (school playing field)	1790m
		Bus Stop	258m (Bus stop on A281).
	Vehicular access constraints	None	
	Comments	Access could be achieved off the A281.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is within the Crabtree Conservation Area.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.13 hectares would be available for development at a low density. This would equate to 3 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and therefore considered unsuitable for development.	
	Suitability	<p>The site comprises a residential dwelling and a farm building. The south and western boundary is bound by trees and hedging. The north and eastern boundary is open. Residential dwellings are adjacent to the site.</p> <p>The site is remote from the BUAB and is therefore not in reasonable proximity to the services on offer in Lower Beeding. It is in close proximity to services in Crabtree.</p> <p>It lies within the Crabtree Conservation area.</p> <p>Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (D)

LBP 04 - PRONGERS ORCHARD, LEECHPOOL HILL

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Prongers Orchard	
Site Address	Land at Prongers Orchard, Leechpond Hill	
NP Site Reference	LBP04	
Site Context	Site Area (hectares)	2.4
	Current Land Use	Open grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site is bound by trees and hedging on all sides.
	Adjacent Land Use	Residential lies to the south. Playing fields lies to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB, which lies 526m to the north.
	Topography	Generally flat.
	Planning History	<p>Lower Beeding Sports and Social Club Community Hall forms part of the site. It has been subject to the following applications:</p> <p>LB/34/02: Single-story extension and detached garage for storage. Application: Granted.</p> <p>LB/4/02: Single-storey front extension. Application: Granted.</p> <p>DC/06/2369: Demolition of existing modular nursery building and erection of new modular building. Application: Granted.</p>

		<p>The southern part of the site has been subject to the following application</p> <p>DC/04/1236: Erection of a 17.5 metre high timber telecommunications mast, 3 antennae, 2 dishes and ground based equipment housing. Application: Refused.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	The site is designated as Woodland Priority Habitat, High Spatial Priority and Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building known as Lodge to North West of Leonardslee lies to the south east of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS8552 lies to the north west of the site. It is a monument milestone (constructed (post) post medieval -1770 AD.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PROW)	Within site	None.	
	Adjacent	A PROW lies to the north of the site. It crosses in an west-east direction from the A281 to meet the B2110 and continues east.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	774m
		Age Concern Facility (Holy Trinity Church)	874m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 1080m b)1390m
		Public House (a. Crabtree (b. The Plough Inn)	a) 1340m b) 758m


		Village Hall	0m
		Formal public open space (tennis courts)	112m
		Informal open space (school playing field)	773m
		Bus Stop	413m (Bus stop on A281)
	Vehicular access constraints	Access could be achieved off Leechpond Hill.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>Outside of BUAB.</p> <p>The site is designated as Woodland Priority Habitat, High Spatial Priority and Lower Spatial Priority.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 1.5 hectares would be available for development at a low density. This would equate to 30 dwellings on site.</p> <p>It is acknowledged the Site Promoter has proposed that 6 units could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is outside of the BUAB and therefore not considered suitable for development.	
	Comments	<p>The site is currently open grassland. The site is bound by trees and hedging on all sides. Residential lies to the south. Playing fields lies to the north.</p> <p>The site is outside of the BUAB, which lies 568m to the north. It is in reasonable proximity to services on offer in Lower Beeding.</p>	

		<p>The site is designated as Woodland Priority Habitat, High Spatial Priority and Lower Spatial Priority.</p> <p>Given the site's constraints and its location outside of, and not adjoining, the BUAB it is not considered suitable for development.</p>
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APPENDIX 5 (E)

LBP 05 - LEECHPOOL, LEECHPOOL HILL

Lower Bedding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Leechpool	
Site Address	Leechpool Hill, Lower Bedding.	
NP Site Reference	LBP05	
Site Context	Site Area (hectares)	1.7
	Current Land Use	Residential/equestrian use.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	Site is bound to the south, west and partially on the northern boundary by trees and hedging.
	Adjacent Land Use	Residential lies to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	North eastern edge of the site adjoins the BUAB.
	Topography	Site rises to the north.
	Planning History	<p>On the eastern side of site:</p> <p>DC/13/2245: Erection of 2 semi-detached dwellings with associated parking. Application: Granted.</p> <p>DC/13/1726: Erection of 2 semi-detached dwellings. Application: Withdrawn.</p> <p>On the western side of site:</p> <p>DC/10/0242: 2-storey extensions and alterations including chimney and former windows. Application: Refused.</p>

		<p>DC/10/1246: 2-storey extensions and alterations including chimney and dormer windows. Application: Granted.</p> <p>DC/05/2962: Sand school and erection of 3 stables. Application: Granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designation on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site is designated as a Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the north of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along


		roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way	Within site	None within the site.	
	Adjacent	A Footpath lies to west (Path no. 1722) which runs in a northeast-southwest direction between Sandygate Lane and the A281 road.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	192m
		Age Concern (Holy Trinity Church)	349m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 1610m b) 980m
		Public House (a. Crabtree (b. The Plough Inn)	a) 1860m b) 238m
		Village Hall	521m

		Formal public open space (tennis courts)	403m
		Informal open space (school playing field)	192m
		Bus Stop	681m (bus stop on Sandygate Lane)
	Vehicular access constraints	Accessed could be achieved off Leechpond Hill.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	Part of the site is designated as Priority Habitat, High Spatial Priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.2 hectares would be available for development at a medium density. This would equate to 36 dwellings.	
	Mitigation	Reinforce and reinstate boundaries.	
	Deliverable/Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.	
	Comments	<p>The site is currently in residential and equestrian use. The site is bound to the south, west and partially on the northern boundary by trees and hedging.</p> <p>The north eastern edge of the site adjoins the BUAB however the site is generally surrounded by countryside with residential gardens to the north.</p> <p>Given the surrounding land use and configuration of the site, it is visually isolated from Lower Beeding and in isolation is not considered suitable for housing.</p>	

APPENDIX 5 (F)

LBP 06 - FOXGLOVES, BRIGHTON ROAD

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Foxgloves	
Site Address	Foxgloves Brighton Road Lower Beeding RH13 6NQ	
NP Site Reference	LBP06	
Site Context	Site Area (Hectares)	2.07
	Current Land Use	Residential/part grassland.
	Previously Developed Land/Greenfield	Part previously developed land/part greenfield.
	Boundary Treatment	Tree belt and hedges bound the site on all sides.
	Adjacent Land Use	Agricultural land lies to the north. Residential properties lie to the south, east and west.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	DC/07/0999: 2-strey rear extension (replacing existing single storey), single storey side link extension to existing garage, rear retractable pool cover and garden store/summerhouse. Application: Refused. DC/07/2874: 2-storey rear extension (replacing existing single storey). Application: Granted.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Southern portion of the site is designated at Woodland Priority Habitat Network – High Spatial Priority.
	Comments	A priority habitat woodland which is partly designated as ancient replanted woodland lies to the west of the site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no listed buildings on site. A Grade II Listed Building (Old Church House, The Glebe) lies to the east of the site.
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS8552 lies to the south of the site. It is a milestone monument (constructed, (post) Post Medieval – 1770 AD).
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of the High Weald AONB.
	Character	The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland. Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads. The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.


	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	None adjacent to the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Risk Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	1320m
		Age Concern (Holy Trinity Church)	1270m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 1310m b) 499m
		Public House (a. Crabtree b. The Plough Inn)	a) 1560m b) 1250m
		Village Hall	853m
		Formal public open space (tennis courts)	972m

		Informal open space (school playing field)	1320m
		Bus Stop	408m (Bus Stop on A281 north of the site)
	Vehicular access constraints	Access could be achieved off the A281.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is remote from the BUAB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.38 hectares would be available for development at low density. This would equate to 27 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the sites location outside of the BUAB, the site is not considered suitable for development.	
	Comments	<p>The site is currently in use as part residential and part agricultural field. Tree belt and hedges bound the site on all sides. Agricultural land lies to the north. Residential properties lie to the south, east and west.</p> <p>The site is remote from the BUAB and not within a reasonable distance from services on offer in Lower Beeding.</p> <p>Given the site is remote from the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (G)

LBP 07 - NEWELLS, LAND TO THE EAST OF NEWELLS LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Newells	
Site Address	Land to the east of Newells Lane.	
NP Site Reference	LBP07	
Site Context	Site Area (hectares)	0.27.
	Current Land Use	Grassland and an outbuilding.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site bound on all sides by dense trees and hedging.
	Adjacent Land Use	Agricultural.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site designated as Woodland Priority Habitat (High and Low Spatial Priority) and as Woodland Improvement (England) (High Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>None on site.</p> <p>A Grade II Listed Building (Newells Farm Cottage) lies to the north west of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS12582 lies to the north west of the site. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.


		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	A PRoW lies to the north of the site. It runs from west of Newells Lane and continues east to the A281.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	2020m
		Age Concern (Holy Trinity Church)	1870m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 2680m b) 1090m
		Public House (a. Crabtree (b. The Plough Inn)	a) 2990m b) 1970m
		Village Hall	2740m
		Formal public open space (tennis courts)	2620m
		Informal open space (school playing field)	2020m
		Bus Stop	605m (Bus stop on A281)

	Vehicular access constraints	Site could be accessed off Newells Lane.
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	The site is in single ownership.
	Constraints	The site is remote from the BUAB. The site designated as Woodland Priority Habitat (High and Low Spatial Priority).
	Proposed Use	Residential.
	Estimated Capacity	It is considered 0.13 hectares would be available for development at a low density. This would equate to 2 dwellings.
	Mitigation	Retention and reinforcement of boundaries.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is remote from the BUAB and therefore considered unsuitable for development.
	Comments	The site comprises grassland and an outbuilding. It is bound on all sides by dense trees and hedging. The site is designated as Woodland Priority Habitat (High and Low Spatial Priority). The site is remote from the BUAB and therefore not in reasonable proximity to services on offer in Lower Beeding. Given the site is remote from the BUAB, it is not considered suitable for development.

APPENDIX 5 (H)

LBP 08 - LIMEKILN COPSE, WINTERPIT LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Limekiln Copse	
Site Address	Winterpit Lane	
NP Site Reference	LBP 08	
Site Context	Site Area	3.0 hectares.
	Current Land Use	Woodland/part grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Bound by dense trees on all sides.
	Adjacent Land Use	Mannings Heath Golf Club lies to the north and east of the site. Residential properties lie to the west.
	Built Up Area Boundary Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Land falls away from Winterpit Lane.
	Planning History	None.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Western part of the site is designated as Priority Habitat and Ancient & Semi-Natural Woodland. Majority of site is also designated as Priority Habitat Inventory – Deciduous Woodland.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings on the site or in close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character known as St. Leonard's Forest.</p> <p>St. Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views. The area includes a medium scale field pattern of regular arable fields which divides the woodlands.</p> <p>The Assessment identifies the key issues as continuing loss of heathland through development pressure or poor management; widespread conifer plantations on ancient woodland/heathland; rhododendron invasion along roads; expansion of horse paddocks; urban fringe development along ridgetop roads; suburbanisation along roads; localised erosion of lands from car parking, associated with fishing at hammer ponds.</p>
	Sensitivity	The Assessment notes the areas overall sensitivity to change is high. Key sensitivities area suburbanisation/urban edge development. Small scale incremental changes to roads; changes in farmland management, expansion of horse paddocks.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1


		<p>and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	A Bridleway lies to the south of Winterpit Lane.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	2000m
		Age concern (Trinity Church)	1840m
		Hotel/Leisure a) South Lodge b) Cisswood	a) 3800m b) 2600m
		Public House a) Crabtree b) The Plough Inn	a) 4060m b) 1960m
		Village Hall	2720m
		Formal public open space (tennis courts)	2600m

		Informal open space (school playing field)	2000m
		Bus Stop	1600m (Bus Stop on B2110)
	Vehicular access constraints	Access could be achieved off Winterpit Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The western part of the site is designated as Priority Habitat and Ancient replanted Woodland</p> <p>The site lies within the AONB.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	Given the extent of woodland on site it is not considered there is any capacity on site to accommodate residential development.	
	Mitigation	Due to the constraints of the site, it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.	
	Comments	<p>The majority of the site is woodland. It is bound by dense trees on all sides.</p> <p>Mannings Heath Golf Club lies to the north and east of the site. Residential properties lie to the west.</p> <p>The site is remote from the BUAB and services on offer in Lower Beeding.</p> <p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site and its remoteness from the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (I)

**LBP 09 - CISWOOD HOUSE HOTEL,
SANDYGATE LANE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cisswood House Hotel	
Site Address	Sandygate Lane, Lower Beeding, Horsham, Horsham RH13 6NF	
NP Site Reference	LBP09	
Site Context	Site Area (hectares)	2.0
	Current Land Use	Hotel.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	The A281 bounds the south western boundary of the site. The B2115 bounds the south eastern boundary. The west and northern boundary have some trees and hedging and are more open in nature.
	Adjacent Land Use	Equestrian uses and facilities are located to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB, which lies 552m to the east.
	Topography	Generally flat.
	Planning History	DC/15/0589: Demolition of existing staff accommodation block. Erection of 4 detached dwellings served by new access onto Brighton Road and erection of one block comprising 25 flats, one block comprising 12 flats and 10 staff bedsits/studio flats and detached cycle store, both served by existing access on Sandygate Lane: Application Refused. Appeal: dismissed.

		<p>DC/14//1796: Erection of four new residential houses: Application: Refused.</p> <p>DC/05/0453: Single-storey extension to restaurant and 2 x two-storey bedroom extensions to provide 12 bedrooms: Application granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Part of the site is designated as Priority Habitat (Deciduous Woodland)
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	A Grade II Listed Building (Newells Cottages, 1 & 2) lies to the south west of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	MWS9799 lies between A281 and B2115. It is a monument site of church farm historic farmstead.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	A PRoW lies to the south of Sandygate Lane.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	915m
		Age Concern (Holy Trinity Church)	766m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 1820m b) on site


		Public House (a. Crabtree b. The Plough Inn)	a) 2070m b) 871m
		Village Hall	1640m
		Formal public open space (Tennis Courts)	1510m
		Informal open space (school playing field)	915m
		Bus Stop	31m (Bus stop on Sandygate Lane).
	Vehicular access constraints	None	
	Comments	Existing access off A281 and B2115	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is outside of the BUAB. Part of the site is designated as Priority Habitat.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.45 hectares would be available for development at a low density. This would equate to 29 dwellings. It is acknowledged the Site Promoter has proposed that 42 units could be accommodated on the site.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site is outside of and not adjoining the BUAB it is not considered suitable for development.	

	Comments	<p>The site is currently in use as a hotel.</p> <p>The A281 bounds the south western boundary of the site. The B2115 bounds the south eastern boundary.</p> <p>Part of the site is designated as Priority Habitat.</p> <p>The site lies outside of the BUAB, which lies 552m to the east. It is in reasonable proximity to services on offer in Lower Beeding.</p> <p>Given the site's location outside, and not adjoining the BUAB, it is not considered suitable for development.</p>
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APPENDIX 4 (J)

**LBP 10 - SANDYGATE LANE, LAND NORTH OF
SANDYGATE LANE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Sandygate Lane	
Site Address	Land to the north of Sandygate Lane	
NP Site Reference	LBP10	
Site Context	Site Area (hectares)	1.16
	Current Land Use	Paddocks.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Tree belt and hedges bound the site on all sides.
	Adjacent Land Use	To the north and east is Cisswood stables. Sandygate Lane lies to the south. Cisswood Hotel lies to the west.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of the BUAB, which lies 507m to the east.
	Topography	Flat on an east/west ridge line.
	Planning History	DC/15/2131: Outline application for a residential development comprising 21 dwellings and access with all matters reserved except for means of access. Application withdrawn.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site is designated as Woodland Priority Habitat Network (England) – Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings within close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS9799 lies to the west of the site. It is a site of Church Farm Historic Farmstead.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.


	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Right of Way (PRoW)	Within site	None.	
	Adjacent	A PRoW lies to the south of Sandygate Lane. The PRoW travels south west to the A281.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	746m
		Age Concern Facility (Holy Trinity Church)	693 m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 1880m b) 82m
		Public House (a. Crabtree b. The Plough Inn)	a) 2130m b) 678m
		Village Hall	1440
		Formal public open space (tennis courts))	1320m

		Informal open space (school playing field)	746m
		Bus Stop	31 m (Bus stop on Sandygate Lane)
	Vehicular access constraints	The site could be accessed off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies outside of the BUAB.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.9 hectares would be available for development at low density. This would equate to 17 dwellings.</p> <p>It is acknowledged that the Developer states that they will not be prescriptive in terms of level and types of development.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site location outside of the BUAB, the site is not considered suitable for residential development.	
	Comments	<p>The site is currently in use as paddock(s). Tree belt and hedges bound the site on all sides. To the north and east is Cisswood stables. Cisswood Hotel lies to the west.</p> <p>The site lies outside of the BUAB, which lies 507m to the east. It is in reasonable proximity to services on offer in Lower Beeding.</p> <p>Given the site's location outside of and not adjoining the BUAB, it is not considered suitable for development.</p>	

APPENDIX 5 (K)

LBP 11 - CISSWOOD RACING STABLES, SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cisswood Racing Stables.	
Site Address	Cisswood Racing Stables, Sandgate Lane.	
NP Site Reference	LBP11	
Site Context	Site Area (hectares)	1.9.
	Current Land Use	Paddocks.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	A tree belt/hedging bounds the site on the southern boundary beyond which lies the B2115 (Sandygate Lane). Trees and hedging lie on the eastern boundary. The western and northern boundary is undefined.
	Adjacent Land Use	An equine gallop lies to the north. Equine facilities lie to the west. Agricultural land/pastures lies to the east. Sandygate Lane is on the southern boundary beyond which lie residential dwellings.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of the BUAB, which lies 262 m to the east.
	Topography	Generally flat.
	Planning History	LB/11/98: Overhead line and pole transformer: Permitted No further applications related directly to the site. Other applications relate to the revocation of Cisswood Stables, located to the west of the site.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Western portion of the site falls within the Woodland Priority Habitat Network (Lower Spatial Priority). There are no other arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site.</p> <p>A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the east of the site.</p>
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on the site.</p> <p>MWS9799 lies to the west of the site, a monument: site of Church Farm Historic Farmstead.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Right of Way (PRoW)	Within site	None.	
	Adjacent	A PRoW lies to the south of Sandygate Lane and travels south to the A281.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	485m
		Age Concern Facility (Holy Trinity Church)	440m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2000m b) 293m
		Public House (a. Crabtree b. The Plough Inn)	a) 2390m b) 400m
		Village Hall	1200m
		Formal public open space (tennis courts)	1040m


		Informal open space (school playing field)	485m
		Bus Stop	At site entrance
	Vehicular access constraints	The site could be accessed off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies outside of the BUAB, which lies 262m to the east.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 1.1 hectares would be available for development at low density. This would equate to 20 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 4 units could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available.</p> <p>Given the site is outside of and not adjoining the BUAB, it is not considered suitable for development.</p>	
	Comments	<p>The site is currently in use as paddocks. A tree belt/hedging bounds the site on the southern boundary beyond which lies the B2115 (Sandygate Lane). Trees and hedging lie on the eastern boundary. The western and northern boundary is undefined.</p> <p>An equine gallop lies to the north. Equine facilities lie to the west. Agricultural land/pastures lies to the east. Sandygate Lane is on the southern boundary beyond which lie residential dwellings.</p>	

		<p>The site lies to the north of Sandygate which is more rural in nature than land to the south and is visually divorced from Lower Beeding. The northern boundary is open and extends to open countryside.</p> <p>The site is outside of the BUAB, which lies 262 m to the east. It is therefore in close proximity to services on offer in Lower Beeding.</p> <p>Given the site's location outside of the BUAB and the rural nature of its surroundings, it is not considered suitable for development.</p>
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APPENDIX 5 (L)

**LBP 12 - HAWTHORNS, LITTLE PADDOCKS
AND WHITE GABLES, LAND SOUTH OF
SANDYGATE LANE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Hawthorns, Little paddocks and White Gables	
Site Address	Land south of Sandygate Lane	
NP Site Reference	LBP12	
Site Context	Site Area (hectares)	1
	Current Land Use	Mixed land use: part of residential curtilage, tennis courts and open grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	The site is partly bound on all sides by trees and hedging.
	Adjacent Land Use	Residential.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside of BUAB, which lies 186m to the east.
	Topography	Generally flat.
	Planning History	<p>LB/38/94: Retention of stable block: Application: Granted</p> <p>The southern and western part of the site forms part of "The Hawthorn". This land has been subject to the following applications</p> <p>DC/10/0119: Demolition of existing double and single garages and pool rest room and erection of double garage and new pool amenity area. Application: Granted.</p>

		<p>DC/11/2580: Site extension and associated alterations to the front, rear and side elevations to western end of the existing property. Application: Granted.</p> <p>LB/11/00: Tennis court and perimeter fence. Application: Granted</p> <p>LB/14/94: Erection of a front porch: Application granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site partially falls within the Woodland Priority Habitat Network (England) – Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110 to the east of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9799 lies to the east. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	Public Footpath (no.1722) lies to the west of the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	501m


		Age Concern (Holy Trinity Church)	347m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2220m b) 380m
		Public House (a. Crabtree b. The Plough Inn)	a) 2480m b) 456m
		Village Hall	1220m
		Formal public open space (tennis court)	1100m
		Informal open space (school playing field)	501m
		Bus Stop	84m (Bus stop on Sandygate Lane)
	Vehicular access constraints	Access could be achieved off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies outside of the BUAB. The site is partially designated as woodland of lower spatial priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.66 hectares would be available for development at low density. This would equate to 13 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. In isolation, it is not considered suitable for development.	

		Should the site come forward with land to the east it could potentially be considered suitable for development.
	Comments	<p>Part of the site forms residential curtilage, tennis courts and open grassland. The site is partly bound on all sides by trees and hedging. The site is therefore relatively visually contained and screened from view.</p> <p>Residential properties lie to the south, east and west.</p> <p>The site is outside of BUAB, which lies 186m to the east. It is in close proximity to services on offer in Lower Beeding.</p> <p>The site is partially designated as woodland of lower spatial priority.</p> <p>If the site were to come forward with land to the east it could potentially deliver an acceptable layout of housing that would relate to the BUAB. With appropriate buffering and landscaping the development of the site could be contained.</p> <p>In isolation, it is not considered suitable for development. Should the site come forward with land to the east it could potentially be considered suitable for development.</p>

APPENDIX 5 (M)

LBP 13 - SANDYGATE, SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Sandygate	
Site Address	Sandygate, Sandygate Lane, Lower Beeding	
NP Site Reference	LBP13	
Site Context	Site Area (hectares)	0.3
	Current Land Use	Residential.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	Site is bound by trees and hedging.
	Adjacent Land Use	Residential dwellings.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside BUAB, which lies 92m to the east.
	Topography	Generally flat.
	Planning History	No planning history.
Biodiversity and	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

Arboriculture	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site falls within a Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site.</p> <p>A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site.</p>
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS9799 lies to the east. It is a farmstead monument.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	The site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	None adjacent.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	277m
		Age Concern (Holy Trinity Church)	229m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 2080m b) 539m
		Public House (a. Crabtree (b. The Plough Inn)	a) 2340m b) 232m


		Village Hall	1010m
		Formal public open space (Tennis Court)	874m
		Informal open space (school playing field)	277m
		Bus Stop	206m (Bus stop on Sandygate Lane).
	Vehicular access constraints	Access could be achieved off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in the single ownership.	
	Constraints	The site is designated as Woodland Priority Habitat, Lower Spatial Priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.2 hectares would be available for development at low density. This would equate to 4 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site's proximity to the BUAB it could potentially be considered suitable for development.	
	Comments	<p>The site is currently in residential use. It is bound by trees and hedging. Residential dwellings lie to the east and west.</p> <p>The site lies outside of the BUAB, which lies 92m to the east. It is in close proximity to the services on offer in Lower Beeding.</p> <p>Given the size constraints of the site it may be difficult to facilitate significant additional dwellings. It is possible however, that the site in isolation could deliver an additional 1 or 2 dwellings.</p>	

		<p>Should the site come forward with adjoining land, it could potentially be considered suitable as part of a larger scale development.</p> <p>Both in isolation and potentially in combination with adjoining land, the site is considered potentially suitable for housing development.</p>
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APPENDIX 5 (N)

LBP 14 - CEDAR COTTAGE, SOUTH OF SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cedar Cottage	
Site Address	Cedar Cottages South of Sandygate Lane, Lower Beeding	
NP Site Reference	LBP14	
Site Context	Site Area (hectare)	1.07
	Current Land Use	Residential.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	The site is bound by trees and hedging on the southern, western boundary. To the north lies Sandygate Lane. The Trinity Fields developments bounds the site on the east.
	Adjacent Land Use	Residential dwellings lie to the east, west and south of the site. Agricultural land lies to the north.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	The site adjoins the BUAB on the eastern boundary.
	Topography	Generally flat.
	Planning History	Part of the site was subject to planning application: DC/05/0323: Demolition of Cedar Cottage and erection of replacement chalet style dwelling. Application granted.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designation.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The site falls within the Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110 to the east of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9799 lies to the east. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way	Within site	None within the site.	
	Adjacent	None adjacent.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Site is within Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	281m
		Age Concern (Holy Trinity Church)	233m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2340m b) 534m
		Public House (a. Crabtree b. The Plough Inn)	a) 2590m b) 237 m


		Village Hall	993m
		Formal public open space (tennis court)	882m
		Informal open space (school playing field)	281m
		Bus Stop	197m (Bus stop on Sandygate Lane)
	Vehicular access constraints	None	
	Comments	Existing access off Sandygate Lane.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site lies outside of the BUAB.</p> <p>The site is partially designated as woodland of lower spatial priority.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.71 hectares would be available for development at low density. This would equate to 14 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 30 units could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available.</p> <p>Given the site's proximity to the BUAB and the unconstrained nature of the site, it is considered the site is potentially suitable for development.</p>	

	Comments	<p>Part of the site is currently in residential use. The site is bound by trees and hedging on the southern and western boundary and is therefore relatively visually contained.</p> <p>The Trinity Fields developments bounds the site on the east. Further residential development lies to the west and south of the site. Agricultural land beyond lies to the north.</p> <p>The site is partially designated as woodland of lower spatial priority.</p> <p>The site is adjacent to the BUAB and in close proximity to the services on offer in Lower Beeding.</p> <p>Given the extent of the site and its configuration, a suitable layout could be achieved.</p> <p>The site in combination with adjoining land could also potentially be considered suitable for a larger scale development.</p> <p>Both in isolation and potentially in combination with adjoining land, the site is considered potentially suitable for development.</p>
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APPENDIX 5 (O)

LBP 15 - GARDENERS COTTAGE, SANDYGATE LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Gardeners Cottage	
Site Address	Gardeners Cottage Sandygate Lane Lower Beeding	
NP Site Reference	LBP15	
Site Context	Site Area (hectares)	0.15 ha
	Current Land Use	Residential.
	Previously Developed Land/Greenfield	Part previously developed land/part Greenfield.
	Boundary Treatment	The site is bound by a hedge on the northern boundary. It is primarily bound by fencing on all other boundaries.
	Adjacent Land Use	Residential dwellings lie to the south, east and west.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins the BUAB.
	Topography	Generally flat.
	Planning History	DC/15/0792: Proposed alterations etc so as to convert existing roof space into a bedroom complete with en-suite facilities. Application refused. DC/15/1395: Proposed alterations etc, so as to convert existing roof space into a bedroom complete with en-suite facilities. Application granted.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site falls within Woodland Priority Habitat Network (Lower Spatial Priority)
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	The closest Listed Building lies at the junction of B2155 and B2110. A further listed building lies to the south east of the site at Holy Trinity Church
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None on site. MWS9799 lies to the east. It is a farmstead monument.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland. Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads. The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	243m
		Age Concern (Holy Trinity Church)	193m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2050m b) 573m
		Public House (a. Crabtree b. The Plough Inn)	a) 2310m b) 200m


		Village Hall	960m
		Formal public open space (tennis courts)	850m
		Informal open space (school playing field)	243m
		Bus Stop	239m (Bus stop on Sandygate Lane)
	Vehicular access constraints	Existing access off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is designated as Woodland priority habitat: Lower Spatial priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.06 hectares would be available for development at low density. This would equate to 1 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the site's proximity to the BUAB it could potentially be considered suitable for development.	
	Comments	<p>The site is currently in residential use. It is bound by trees and hedging. Residential dwellings lie to the east and west.</p> <p>The site is adjacent to the BUAB and is in close proximity to the services on offer in Lower Beeding.</p> <p>Given the size constraints of the site it may be difficult to facilitate significant additional dwellings. It is possible however, that the site in isolation could deliver an additional 1 or 2 dwellings.</p>	

		Given the site's proximity to the BUAB, it is considered potentially suitable for housing development.
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APPENDIX 5 (P)

**LBP 16 - SANDYGATE LANE, SANDYGATE
LANE (NORTH WEST OF HOLY TRINITY)**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Sandygate Lane	
Site Address	Sandygate Lane (north west of Holy Trinity)	
NP Site Reference	LBP16	
Site Context	Site Area (hectares)	1.1.
	Current Land Use	Agricultural land.
	Previously Developed Land/Greenfield	Greenfield land.
	Boundary Treatment	Tree belt and hedges bound the site on the north south and eastern boundary. The western boundary is primarily open.
	Adjacent Land Use	Residential dwellings lie to the south. Agricultural land surrounds the site on the other sides.
	Built Up Area Boundary (BUAB) (Outside of BUAB/Adjoins an existing settlement edge/Remote)	The site partly falls within the BUAB and adjoins the BUAB on the southern boundary.
	Topography	Generally flat.
	Planning History	DC/15/0923: Outline application for the erection of 23 dwellings, with associated parking, garaging and landscaping, and creation of new access into the B2155, Sandygate Lane (access and layout for consideration). Application: Withdrawn.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the south east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, south of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9467 lies immediately to the east. It is a cross constructed (post) WW1-1918 AD.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	The site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within site.	
	Adjacent	A PRoW lies to the east of the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	226m
		Age Concern (Holy Trinity Church)	172m
		Hotel/Leisure (a. South Lodge (b. Cisswood Hotel)	a) 2030m b) 597m
		Public House (a. Crabtree (b. The Plough Inn)	a) 2300 b) 180m


		Village Hall	944m
		Formal public open space (tennis courts)	835m
		Informal open space (school playing field)	226m
		Bus Stop	269m (Bus stop Sandygate Lane)
	Vehicular access constraints	The site could be accessed off Sandygate Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership (Devine Homes).	
	Constraints	No environmental constraints.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 0.73 hectares would be available for development at a medium density. This would equate to 22 dwellings on site.</p> <p>It is acknowledged the Site Promoter has proposed that 13 units could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries including consideration of the effect on the Listed Building to the south.	
	Deliverable/Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is within and adjacent to the BUAB and therefore could potentially be considered suitable for development.	
	Comments	<p>The site comprises agricultural land. Tree belt and hedges bound the site on the north south and eastern boundary. The western boundary is primarily open. Residential dwellings lie to the south east.</p> <p>The site is within and adjacent to the BUAB. It is in close proximity to services on offer in Lower Beeding.</p>	

		<p>Consideration will need to be given to the protection of the western and northern boundary through the appropriate use of landscaping and buffers.</p> <p>The proximity of the Listed Building to the south east will require consideration in the development of the site.</p> <p>Given the site's proximity to the BUAB it is considered potentially suitable for development.</p>
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APPENDIX 5 (Q)

**LBP 17 - TRINITY COTTAGE, LAND WEST OF
THE VICARAGE, HANDCROSS ROAD,
PLUMMERS PLAIN**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Trinity Cottage	
Site Address	Land West of The Vicarage Handcross Road Plummers Plain	
NP Site Reference	LBP17	
Site Context	Site Area (hectares)	0.43
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Trees and hedging bound the site on the north, east and southern boundary. An access track bounds the site on the west.
	Adjacent Land Use	Holy Trinity Church lies to immediately to the south. The vicarage lies to the east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins the BUAB on the southern and eastern boundary.
	Topography	Generally flat.
	Planning History	DC/101534: Application for the erection of 6 dwellings (2 open market and 4 affordable) with associated parking. Provision of additional parking for Holy Trinity Church and provision of over-spill parking for Church Farm Courtyard and existing adjoining properties (Outline). Application: Withdrawn.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	There are no arboriculture designations on the site.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies immediately to the south of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9467 lies to the south. It is a Cross (constructed, (post) WW I -1918 AD)</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies out the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density

		housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	A PRoW runs along the eastern boundary.	
	Adjacent	None adjacent.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	163m
		Age Concern (Holy Trinity Church)	112m
		Hotel/Leisure (a. South Lodge	a) 1950m


		(b. Cisswood Hotel)	
		Public House (a. Crabtree b. The Plough Inn)	a) 2220m b) 119m
		Village Hall	880m
		Formal public open space (tennis courts)	759m
		Informal open space (school playing field)	163m
		Bus Stop	214m (Bus stop on Handcross Road)
	Vehicular access constraints	Access could be achieved off Sandygate Lane via an existing access way.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	A Grade II Listed Building (The Parish Church of the Holy Trinity) lies immediately to the south of the site	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.28 hectares would be available for development at a medium density. This would equate to 8 dwellings on site.	
	Mitigation	Retention and reinforcement of boundaries including consideration of the effect on the Listed Building to the south of the site.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site is adjacent to the BUAB and therefore could potentially be considered suitable for development.	

	Comments	<p>The site is currently grassland. Trees and hedging bound the site on the north, east and southern boundary. An access track bounds the site on the west.</p> <p>Holy Trinity Church lies to immediately to the south. The vicarage lies to the east. The effect of development on the Church will therefore need careful consideration. The proximity of the Church may impact on the quantum and scale of development the site could facilitate.</p> <p>The site adjoins the BUAB on the southern and eastern boundary. It is in close proximity to services on offer in Lower Beeding.</p> <p>Given the site's proximity to the BUAB it is considered potentially suitable for development.</p>
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APPENDIX 5 (R)

**LBP 18 - CHURCH LANE INDUSTRIAL ESTATE,
CHURCH LANE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Church Lane Industrial Estate	
Site Address	Church Lane Farm Estate, Church Lane, Lower Beeding.	
NP Site Reference	LBP18	
Site Context	Site Area (hectares)	1.4.
	Current Land Use	Commercial.
	Previously Developed Land/Greenfield	Previously Developed Land.
	Boundary Treatment	The site is bound by trees and hedging on all sides.
	Adjacent Land Use	Residential dwellings lie to the north, south and west. Open grassland/agricultural land lies to the east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB.
	Topography	Generally flat.
	Planning History	<p>Unit 10 Church Lane: LB/18/96: Variations of conditions 3 and 9 on LB/22/90 and change of use of some areas. Application: Withdrawn.</p> <p>Unit 10 Church Lane: LB/22/90: Change of use of horticultural buildings to part storage (b8 use) and part business (b1 use). Application: Granted.</p> <p>Church Lane: LB/31/03-Change of use to B1 Light Industrial. Units 1-5 and 7. Application: Granted.</p>

		<p>Unit 10 Church Lane: LB/27/96- Renewal of LB/30/91 to use buildings for vehicle storage alterations and provision of hardstanding for 51 cars. Application: Granted.</p> <p>Unit 10 Church Lane: LB/30/91: Use of buildings for vehicle storage, alterations to unit e and provision of hardstanding for 51 cars. Application: Granted.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The sites falls within a Woodland Priority Habitat Network (Lower Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>There are no Listed Buildings on the site.</p> <p>There are no Listed Buildings within close proximity of the site.</p> <p>A Grade II Listed Buildings lies north of the site, Hammer Pond Guest House.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS5353 is a pillbox (WW II- 1939 AD to 1945 AD) monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p>

		The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.	
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way	Within site	None within the site.	
	Adjacent	None adjacent to the site.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Risk 1.	
	Comments		
Accessibility	Proximity to	Primary school	1560m
		Age Concern (Holy Trinity Church)	1400m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 3350m b) 2100m


		Public House (a. Crabtree (b. The Plough Inn)	a) 3600m b) 1510m
		Village Hall	2270m
		Formal public open space (tennis courts)	2150m
		Informal open space (school playing field)	1560m
		Bus Stop	1260m (bus stop on Handcross Road)
	Vehicular access	The site could be accessed off Church Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is currently in commercial use. The development of the site for residential purposes would result in a loss of employment land. The site is remote from the BUAB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.09 hectares would be available for development at a low density. This would equate to 21 dwellings. It is acknowledged the Site Promoter has proposed that 28 units could be accommodated on the site.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The site could potentially offer an opportunity to redevelop the site for residential uses.	

	Comments	<p>The site is currently in commercial use and comprises previously developed land where development is encouraged.</p> <p>It is understood there are concerns regarding the effect of the commercial use of the site on the local character of the area and on the local highway network.</p> <p>The site is bound by trees and hedging on all sides. Residential dwellings lie to the north, south and west. Open grassland/agricultural land lies to the east.</p> <p>In order to overcome concerns, the site could potentially be considered for residential development.</p> <p>The site is however remote from the BUAB and not in reasonable proximity to services in Lower Beeding.</p>
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APPENDIX 5 (S)

LBP 19 - LAND AT GLAYDE FARM, WEST OF CHURCH LANE

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land at Glayde Farm	
Site Address	Land at Glayde Farm, West of Church Lane	
NP Site Reference	LBP19	
Site Context	Site Area (hectares)	6.29
	Current Land Use	Agricultural land/grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	The site is bound on all sides by dense trees and hedging.
	Adjacent Land Use	Residential lies to the south. Agricultural land surrounds the site on the north, west and east.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins the BUAB on the south western boundary.
	Topography	Southern part of site is flat. Northern part falls away sharply.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on site.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Part of the site in the north western corner and south eastern part of the site is designated as Woodland Priority Habitat Network, High Spatial Priority. The remainder of the site also falls within a Woodland Priority Habitat Network, Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the west of the site.</p> <p>A further Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the south west of the southern part of the site.</p>
	Conservation Area	The site lies outside of the Crabtree Conservation area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9467 lies to the west. It is a Cross (Constructed (post) WW1 – 1918AD).</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies out the High Weald AONB
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine-grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	A PRoW runs along the western boundary of the site.	
	Adjacent	A PRoW lies to the south of the Handcross Road.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity to	Primary school	360m
		Age Concern (Holy Trinity Church)	203m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2150m b) 939m
		Public House (a. Crabtree b. The Plough Inn)	a) 2410m b) 315m


		Village Hall	1080m
		Formal public open space (tennis courts)	957m
		Informal open space (school playing field)	360m
		Bus Stop	72m (Bus stop on Handcross Road)
	Vehicular access constraints	Access could be achieved off Handcross Road.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	Part of the sites are designated as Woodland Priority Habitat, high spatial priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 4.1 hectares would be available for development at a medium density. This would equate to 120 dwellings on site.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. The southern part of the site is adjacent to the BUAB and therefore it is considered the southern part of the site could potentially be considered suitable for development.	
	Comments	<p>The site is currently in use as agricultural land/grassland. It is bound on all sides by dense trees and hedging.</p> <p>Agricultural land surrounds the site on the north, west and east.</p> <p>Parts of the site are designated as Priority Woodland Priority Habitat, High Spatial Priority.</p> <p>The northern 2 field parcels of the site are considered to be remote from the BUAB and are rural in nature and character.</p>	

		<p>The southern field parcels adjoin the BUAB on the south western boundary. They are in close proximity to the services on offer in Lower Beeding. Residential dwellings lie to the south west of the site and development of the site could be seen in this context.</p> <p>Should the southern field parcels be developed the northern and western boundaries would require appropriate landscaping and buffering.</p> <p>Given the visually remote nature of the northern field parcels they are not considered suitable for development. Given the southern field parcels proximity to the BUAB, they are considered potentially suitable for development.</p>
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APPENDIX 5 (T)

LBP 20 - LAND SOUTH OF HANDCROSS ROAD

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land south of Handcross Road	
Site Address	Land south of Handcross Road	
NP Site Reference	LBP20	
Site Context	Site Area (hectares)	6.98.
	Current Land Use	Agricultural land.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	The site is bound to the north and south by trees lines. The eastern boundary is open whilst the western boundary is part tree lined and part open.
	Adjacent Land Use	Residential dwelling lies to the north and west. Agricultural land lies to the east and the south.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Parts of the site adjoins the BUAB.
	Topography	Generally flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	There are no biodiversity designations on the site.
	Arboriculture	Parts of the site include high and low spatial priority

	Designations (e.g. Semi Ancient Natural Woodland)	woodland. The site also falls within a Woodland Improvement area (High Spatial Priority).
	Comments	Ancient woodland and priority habitat lie to the south of the site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lies to the north west of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, west of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None on site.</p> <p>MWS9496 lies to the east of the site, a site of Brickyard Farm Historic Farmstead.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.

	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish.</p> <p>The site lies within Landscape Study Area LB1. This area relates to land south of Sandygate Lane. The Assessment notes that landscape features and qualities in this area are moderately sensitive reflecting the extent to which the landscape is open from the east, but enclosed on other sides by woodland. The Assessment considers that there is moderate visual sensitivity and, despite being in the AONB only moderate landscape value.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	Yes, a bridleway runs along the eastern boundary.	
	Adjacent	Bridleway 2832 travels along eastern boundary of site and continues east to adjacent land before turning south.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity to	Primary school	510m
		Age Concern Facility (Holy Trinity Church)	355m
		Hotel/Leisure (a. South Lodge b. Cisswood Hotel)	a) 2310m b) 1120m
		Public House (a. Crabtree b. The Plough Inn)	a) 2560m b) 459m
		Village Hall	1220m

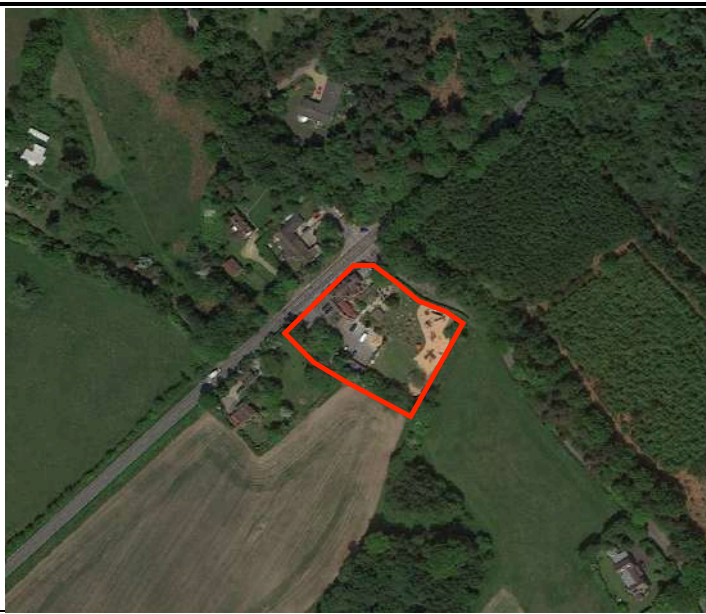
		Formal public open space (tennis courts)	1100m
		Informal open space (school playing field)	510m
		Bus Stop	98.45m (bus stop on Handcross Road)
	Vehicular access constraints	Access could be provided off Handcross Road B2110.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies within the High Weald AONB.	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 3.93 hectares would be available for development at a medium density. This would equate to 117 dwellings.</p> <p>It is acknowledged the Site Promoter has proposed that 95 units could be accommodated on the site.</p>	
	Mitigation	Due to the constraints of the site (AONB) it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered the site is suitable for development.</p>	
	Comments	<p>The site currently comprises agricultural land and is rural in character.</p> <p>The site is bound to the north and south by trees lines. The eastern boundary is open whilst the western boundary is part tree lined and part open. A bridleway runs along the eastern boundary. The site is therefore visually exposed from public vantage points.</p>	

		<p>Residential dwelling lies to the north and west. Agricultural land lies to the east and the south.</p> <p>Parts of the site adjoin the BUAB. It is in close proximity to services on offer in Lower Beeding.</p> <p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site it is not considered suitable for development.</p>
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APPENDIX 5 (U)

**LBP 21 - WHEATSHEAF, HANDCROSS ROAD,
PLUMMERS PLAIN**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Wheatsheaf	
Site Address	The Wheatsheaf PH, Handcross Road, Plummers Plan	
NP Site Reference	LBP21	
Site Context	Site Area (hectares)	0.4.
	Current Land Use	Public House.
	Previously Developed Land/Greenfield	Previously developed land.
	Boundary Treatment	Low lying hedging on northern boundary. Hedging and trees on southern boundary. B2110 bounds the site on the west. Eastern boundary is more open.
	Adjacent Land Use	Residential lies to the west and south.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from the BUAB.
	Topography	Generally flat, slopes to the east.
	Planning History	LB/9/96: Extension of existing car park to provide 18 additional spaces and closure of access. Application: Granted. DC/08/1462: Retention of gazebo. Application: Granted. DC/09/1151: Single storey kitchen store. Application: Granted. DC/10/2025: Retention of kitchen store (to replace

		<p>dilapidated store) including covered area to protect existing refrigeration units. Application: Granted.</p> <p>DC/13/0930: Erection of garden bar. Application: Granted.</p> <p>DC/14/2437: Provision of balcony over flat roof area to side/west elevation. Application Refused. Appeal: Dismissed.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations on site.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site falls within a Woodland Priority Habitat Network (High Spatial Priority) and Woodland Improvement Area (High Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings on the site or in close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character known as St. Leonard's Forest.</p> <p>St. Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views.</p> <p>The area includes a medium scale field pattern of regular arable fields which divides the woodlands.</p> <p>The Assessment identifies the key issues as continuing loss of heathland through development pressure or poor management; widespread conifer plantations on ancient woodland/heathland; rhododendron invasion along roads; expansion of horse paddocks; urban fringe development along ridgetop roads; suburbanisation along roads; localised erosion of lands from car parking, associated</p>

		with fishing at hammer ponds.	
	Sensitivity	The Assessment notes the areas overall sensitivity to change is high. Key sensitivities area: suburbanisation/urban edge development. Small scale incremental changes to roads; changes in farmland management, expansion of horse paddocks.	
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 elates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	2330m
		Age Concern (Trinity Church)	2180m
		Hotel/Leisure a) South Lodge b) Cisswood	a) 4130m b) 2910m
		Public House a) Crabtree	a) 4390m b) 2290m


		b) The Plough Inn	
		Village Hall	3060m
		Formal public open space (Tennis Courts)	2930m
		Informal open space (school playing field)	2330m
		Bus Stop	At entrance to site.
	Vehicular access constraints	Access could be achieved off B2110 Handcross Road.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site is remote from BUAB. The site lies within the AONB.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.3 hectares would be available for development at a low density. This would equate to 6 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the remote location of the site it is not considered suitable for development.	
	Comments	The site is currently a public house. It lies adjacent to the B2110. Residential land lies to the west and south. It is remote from the BUAB and from the services on offer in Lower Beeding. The site lies within the High Weald AONB.	

		Given the constraints of the site it is not considered suitable for development.
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APPENDIX 4 (V)

LBP 22 - HANDFORD WAY, LAND TO THE SOUTH OF HANDFORD WAY, PLUMMERS PLAIN

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Handford Way.	
Site Address	Land to the south of Handford Way, Plummers Plain.	
NP Site Reference	LBP22.	
Site Context	Site Area (hectares)	0.66.
	Current Land Use	Woodland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Dense woodland bounds the site on all sites.
	Adjacent Land Use	Residential lies to the north, east and west. B2100 lies to the south.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from the BUAB.
	Topography	Generally flat.
	Planning History	DC/05/0200: Insertion of 2 gates off Handford way. Application: Refused.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Site is designated as Priority Habitat – Deciduous Woodland and Woodland Priority Habitat Network High Spatial Priority. The site also falls within a Woodland Improvement area (High Spatial Priority).
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	There are no Listed Buildings on the site or in close proximity of the site.
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies within the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate</p>


		Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it. The site lies outside LB1 and LB2.	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary School	2360m
		Age Concern (Holy Trinity Church)	2200m
		Hotel Leisure a) South Lodge b) Cisswood	a) 4140m b) 2950m
		Public House a) Crabtree b) The Plough Inn	a) 4390m b) 2310m
		Village Hall	3070m
		Formal public open space (Tennis Courts)	2950m
		Informal open space (school playing field)	2360m
		Bus Stop	46 m (Bus stop on Handcross Road)

	Vehicular access constraints	Access could be achieved off Handcross Road.
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	The site is in single ownership.
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is designated as Priority Habitat – Deciduous Woodland and Woodland Priority Habitat Lower Spatial Priority.</p> <p>The site lies within the High Weald AONB.</p>
	Proposed Use	Residential.
	Estimated Capacity	Given the extent of woodland on site it is not considered there is any capacity on site to accommodate residential development.
	Mitigation	Due to the constraints of the site, it is not considered possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.
	Comments	<p>The majority of the site is woodland. Dense woodland bounds the site on all sides.</p> <p>The site is remote from the BUAB and services on offer in Lower Beeding.</p> <p>The site lies within the High Weald AONB.</p> <p>Given the constraints of the site it is not considered suitable for development.</p>

APPENDIX 4 (W)

**LBP 23 - OLD CAMP FARM, BRIGHTON
ROAD, MONKSGATE**

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Old Camp Farm	
Site Address	Brighton Road, Monks Gate, Lower Beeding, RH13 6JD	
NP Site Reference	LBP23	
Site Context	Site Area (hectares)	2.2.
	Current Land Use	Grassland.
	Previously Developed Land/Greenfield	Greenfield.
	Boundary Treatment	Site is bound on the south and east by trees and hedging. The northern boundary is open. The western boundary is more open with less dense hedging.
	Adjacent Land Use	Commercial and residential use.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote from BUAB of Lower Beeding
	Topography	Flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations.

	Arboricultural Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site is designated as Woodland Priority Habitat, Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	No Listed Buildings in close proximity to the site.
	Conservation Area	Site lies outside of Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>
	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.

		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside of LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None within the site.	
	Adjacent	A bridleway runs adjacent to the site along the eastern boundary.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	1560m
		Age Concern Facility	1400m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a) 2310m b) 637m
		Public House a) Crabtree b) The Plough Inn	a) 2560m b) 1510m
		Village Hall	1870m
		Formal public open space (Tennis Courts)	2020m


		Informal open space (school playing field)	1560m
		Bus Stop	68m (Bus Stop on Brighton Road)
	Vehicular access constraints		
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from the BUAB.</p> <p>The site is designated as Woodland Priority Habitat, Lower Spatial Priority.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	<p>It is considered 1.65 hectares would be available for development at a low density. This would equate to 33 dwellings.</p> <p>Note: Site promoter has indicated between 4 and 12 dwellings could be accommodated on the site.</p>	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available.</p> <p>Given the site's remote location it is not considered suitable for development.</p>	
	Comments	<p>The site is greenfield site and is in use as agricultural land.</p> <p>It is bound on the south and east by trees and hedging. The northern boundary is open. The western boundary is more open with less dense hedging.</p> <p>The site is designated as Woodland Priority Habitat, Lower Spatial Priority.</p> <p>The site is remote from the BUAB and services on offer in Lower Beeding.</p>	

		Given the site is remote from the BUAB, it is not considered suitable for development.
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APPENDIX 5

(LBP24:CEDAR COTTAGE & TIMBERLANDS)

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cedar Cottage & Timberlands (Combined assessment of LBP 14 and land to the south)	
Site Address	South of Sandygate Lane, Lower Beeding	
NP Site Reference	LBP24	

Site Context	Site Area (hectares)	1.50 Ha
	Current Land Use	Residential in the northern part of the site. Grassland in the southern part of the site.
	Previously Developed Land/Greenfield	Partly previously developed land.
	Boundary Treatment	Trees, hedging and fencing surround the site.
	Adjacent Land Use	Residential land lies to the south, east and north west. Agricultural land lies to the south west and north of Sandygate Lane.
	Built Up Area Boundary (BUAB) (Outside of BUAB/Adjoins an existing settlement edge/Remote)	Eastern boundary adjoins the BUAB.
	Topography	The northern part is generally ; southern part falls away to the south.
	Planning History	Northern part of site was subject to planning application: DC/05/0323 Demolition of Cedar Cottage and erection of replacement chalet style dwelling. Approved. 01/04/2005.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designations.
	Arboricultural Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site is partially designated as Woodland Priority Habitat Network- Lower Spatial Priority.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	<p>No listed buildings on site.</p> <p>A Grade II Listed Building (The Parish Church of the Holy Trinity) lie to the north east of the site.</p> <p>A further Grade II Listed Building (The Plough Inn) lies at the junction of B2155 and B2110, to the east of the site.</p>
	Conservation Area	The site lies outside the Crabtree Conservation Area, which lies in the south of the Parish.
	Archaeological Potential	<p>None.</p> <p>MWS9799 lies to the east. It is a farmstead monument.</p>
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty)	The site lies outside the High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character Area N1 Mannings Heath Farmland.</p> <p>Area N1 covers the central part of the parish. The Assessment notes this area has a more open character compared with adjacent High Weald character areas. It has a medium to large scale field pattern of arable and pasture farmland, a fragmented hedgerow pattern, and generally few woodlands. Despite the erosion of the farmland landscape, distinctive characteristics include patches of heath, tall wooded shaws, and sandstone farmsteads.</p> <p>The Assessment identifies the key issues as: past loss of hedgerows; recreational pressures; introduction of suburban features along main roads.</p>

	Sensitivity	The Assessment notes that overall sensitivity to change is moderate, reflecting moderate inter-visibility and moderate landscape qualities. It notes areas with a stronger network of hedgerows and woodland are of higher sensitivity. Key sensitivities are listed as: large scale recreational development, introduction of suburban features; infill development along roads; high density housing development.
	Capacity	<p>HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.</p> <p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies within LB2. The Assessment states whilst the area is of relatively low visual sensitivity, the fine grained pattern of small hedged pasture fields are generally in good condition, and historic features give the area a high landscape character sensitivity, which are sensitive to housing development. This means there is only low to moderate capacity for small scale housing development.</p> <p>Overall landscape capacity is identified as “low to moderate”.</p>
	Comments	
Public Rights of Way (PRoW)	Within site	None within the site.
	Adjacent	None adjacent to the site.
	Comments	
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.
	Comments	

	Proximity to	Primary school	281m
		Age Concern Facility	233m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a)2340m b)534m
		Public House a) Crabtree b) The Plough Inn	a) 2590m b)237m
		Village Hall	993m
		Formal public open space (Tennis Courts)	882m
		Informal open space (school playing field)	281m
		Bus Stop	197m (Bus stop on Sandygate Lane)
	Vehicular access constraints	None.	
	Comments	Land promoters have indicated access to the site could be achieved off Sandygate Lane.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in multiple ownership.	
	Constraints	Site is partially designated as Woodland Priority Habitat Network- Lower Spatial Priority.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 1.11 hectares would be available for development at a medium density. This would equate to 33 dwellings.	

	Mitigation	Retention and reinforcement of boundaries.
	Deliverable/ Developable/Achievable	<p>It is considered that the site is available now. There are no known reasons to indicated the site is not available.</p> <p>Given the site's proximity to the BUAB and the unconstrained nature of the site, it is considered the site is potentially suitable for development.</p>
	Comments	<p>Part of the site is in residential use, with grassland to the south. The site is bound by trees and hedging and fencing on all sides and surrounded by residential dwellings to the south, east and west.</p> <p>The eastern boundary of the site adjoins the BUAB and is in close proximity to services on offer in Lower Beeding.</p> <p>The site is partially designated as woodland of lower spatial priority.</p> <p>Given the extent of the site and its configuration, it is considered that a suitable layout could be achieved. Site promoters have indicated access could be achieved off Sandygate Lane.</p> <p>Taking into account the sites proximity to the BUAB and the relatively contained nature of the site, it could potentially be suitable for development.</p>

APPENDIX 5

(LBP25: HAVEN MOTORS)

Lower Beeding Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Haven Motor	
Site Address	Haven Motor Co, Handcross Road, Horsham, West Sussex, RH13 6NX.	
NP Site Reference	LBP25	

Site Context	Site Area (hectares)	0.26 Ha.
	Current Land Use	Car sales garage
	Previously Developed Land/Greenfield	Previously Developed land.
	Boundary Treatment	Bordered to the east and west with fencing and hedging. Southern boundary open to the Handcross Road with some railings. Northern boundary borders an extended parking area of hardstanding, serving the car sales garage.
	Adjacent Land Use	Residential to the east and west, open greenfield to the north. Handcross Road to the south.
	Built Up Area Boundary (BUAB) (Outside of BUAB/Adjoins an existing settlement edge/Remote)	Remote from BUAB of Lower Beeding.
	Topography	Generally flat.
	Planning History	LB/5/94: Illuminated totem & fascia signs. Approved 16/03/1994.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	No biodiversity designation on site.
	Arboricultural Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	Site is designated as Lower Spatial Priority Woodland Habitat Network.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	No Listed Buildings on site or in close proximity of the site.
	Conservation Area	The site lies outside of Crabtree Conservation area which lies to the south.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty)	Site lies outside of High Weald AONB.
	Character	<p>The site lies within an area identified by Horsham District Council as Landscape Character known as St. Leonard's Forest.</p> <p>St. Leonard's Forest cover the northern part of the Parish. It is a very densely wooded area, with a landform of flat top ridges and steep sided ghylls, which cuts into the underlying Tunbridge Wells Sand. This combination creates a strongly enclosed landscape with confined views.</p> <p>The area includes a medium scale field pattern of regular arable fields which divides the woodlands.</p> <p>The Assessment identifies the key issues as continuing loss of heathland through development pressure or poor management; widespread conifer plantations on ancient woodland/heathland; rhododendron invasion along roads; expansion of horse paddocks; urban fringe development along ridgetop roads; suburbanisation along roads; localised erosion of lands from car parking, associated with fishing at hammer ponds.</p>
	Sensitivity	The Assessment notes the areas overall sensitivity to change is high. Key sensitivities area: suburbanisation/urban edge development. Small scale incremental changes to roads; changes in farmland management, expansion of horse paddocks.
	Capacity	HDC carried out a Landscape Capacity Assessment. The key objectives are to provide an assessment of the landscape capacity of the land around existing Category 1 and Category 2 settlements.

		<p>The Assessment identified 2 study areas in the Parish. Landscape Study Area LB1 relates to land south of Sandygate Lane. Landscape Study Area LB2 relates to land north of Sandygate Lane together with a smaller area to the south of it.</p> <p>The site lies outside LB1 and LB2.</p>	
	Comments		
Public Rights of Way (PRoW)	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	SFRA notes “preliminary assessment shows any new allocations for housing development at Lower Beeding will not fall within Flood Zone 2 or 3”.	
	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
	Proximity to	Primary school	1300m
		Age Concern Facility	1060m
		Hotel/Leisure a) South Lodge b) Cisswood Hotel	a) 3000m b) 1800m
		Public House a) Crabtree b) The Plough Inn	a) 3250m b) 1120m
		Village Hall	1920m
		Formal public open space (Tennis Courts)	1770m

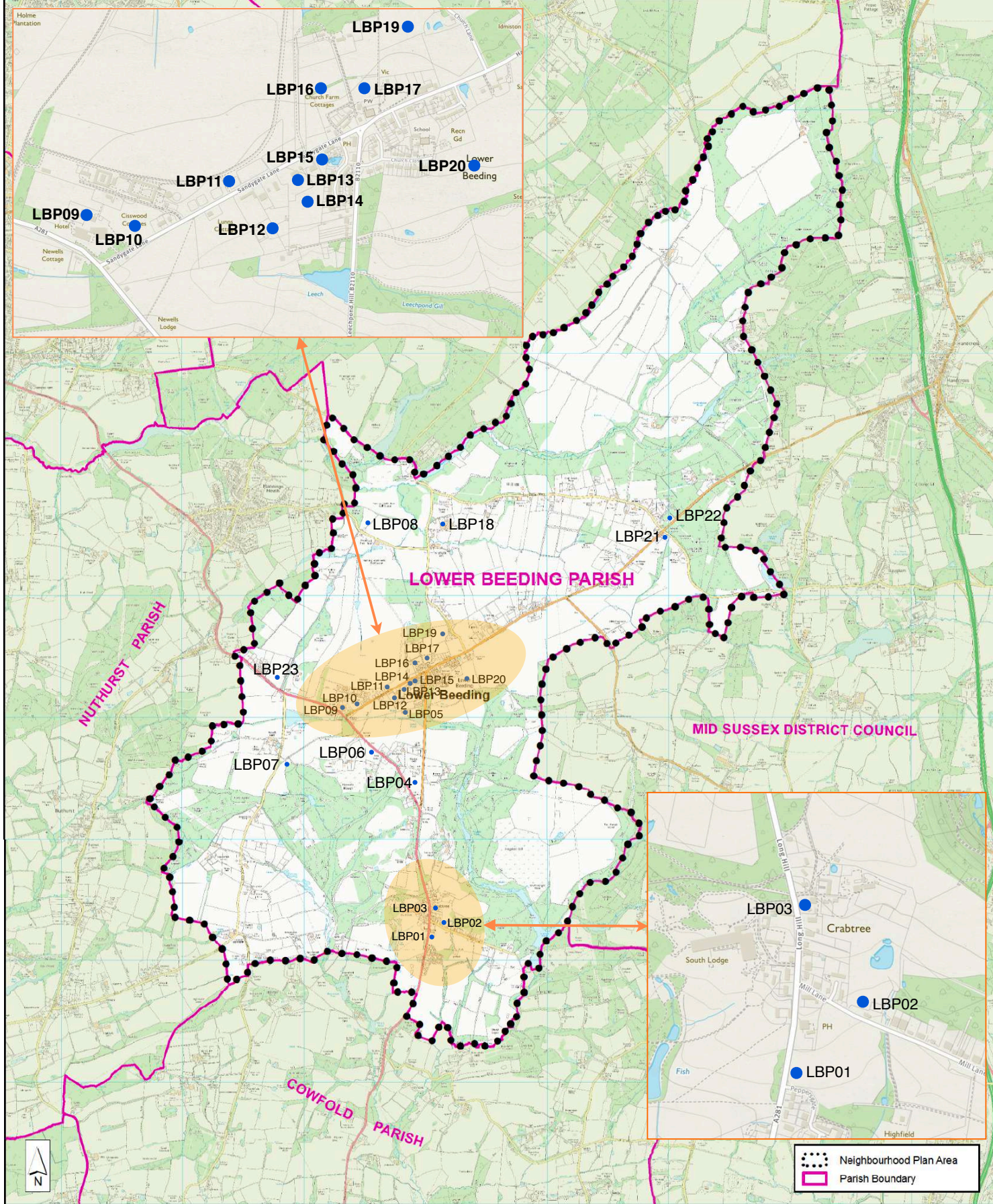
		Informal open space (school playing field)	1300m
		Bus Stop	115m
	Vehicular access constraints	Access could be achieved off B2110 Handcross Road.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	<p>The site is remote from BUAB.</p> <p>Site is designated as Lower Spatial Priority Woodland Habitat</p> <p>The site is currently in commercial use. The development of the site for residential purposes would result in a loss of employment land.</p>	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.19 hectares would be available for development at a low density. This would equate to 4 dwellings.	
	Mitigation	Retention and reinforcement of boundaries.	
	Deliverable/ Developable/Achievable	<p>It is considered the site is available now. There are no known reasons to indicate the site is not available.</p> <p>The site could potentially offer an opportunity to redevelop the site for residential uses.</p>	
	Comments	<p>The site is currently in uses as a car sales garage and comprises previously developed land where development is encouraged.</p> <p>It lies adjacent to the B2110 Handcross Road. Residential land lies to the east and west.</p> <p>It is remote from the BUAB and from the services on offer in Lower Beeding.</p> <p>The site lies outside of the High Weald AONB.</p>	

		<p>Given the current commercial use of the site and residential uses either side, residential redevelopment may promote an amenity /visual enhancement to the site.</p> <p>However the site is remote from the BUAB and not in reasonable proximity to services in Lower Beeding.</p>
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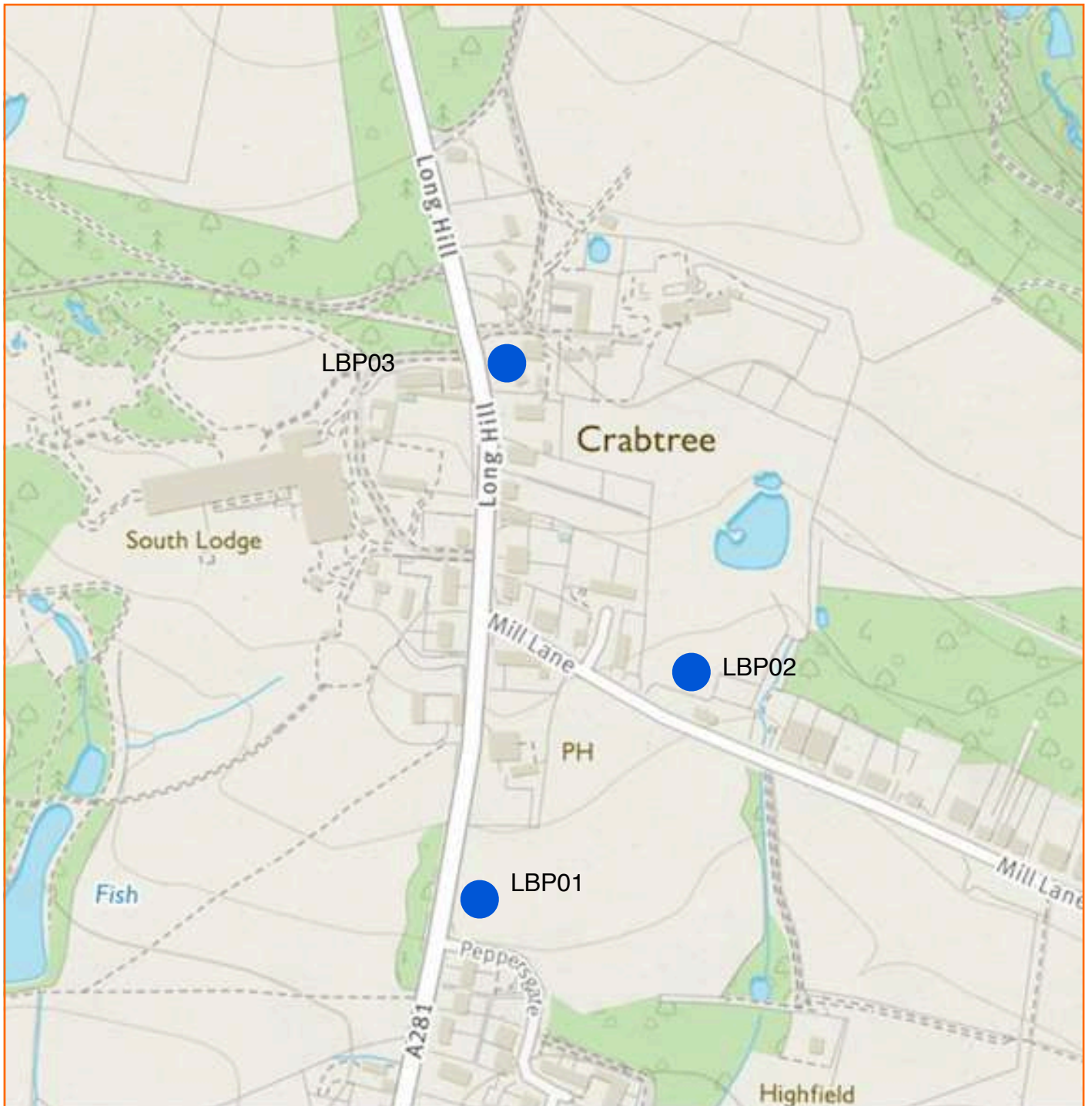
APPENDIX 6

PUBLIC EXHIBITION - OCTOBER 2017

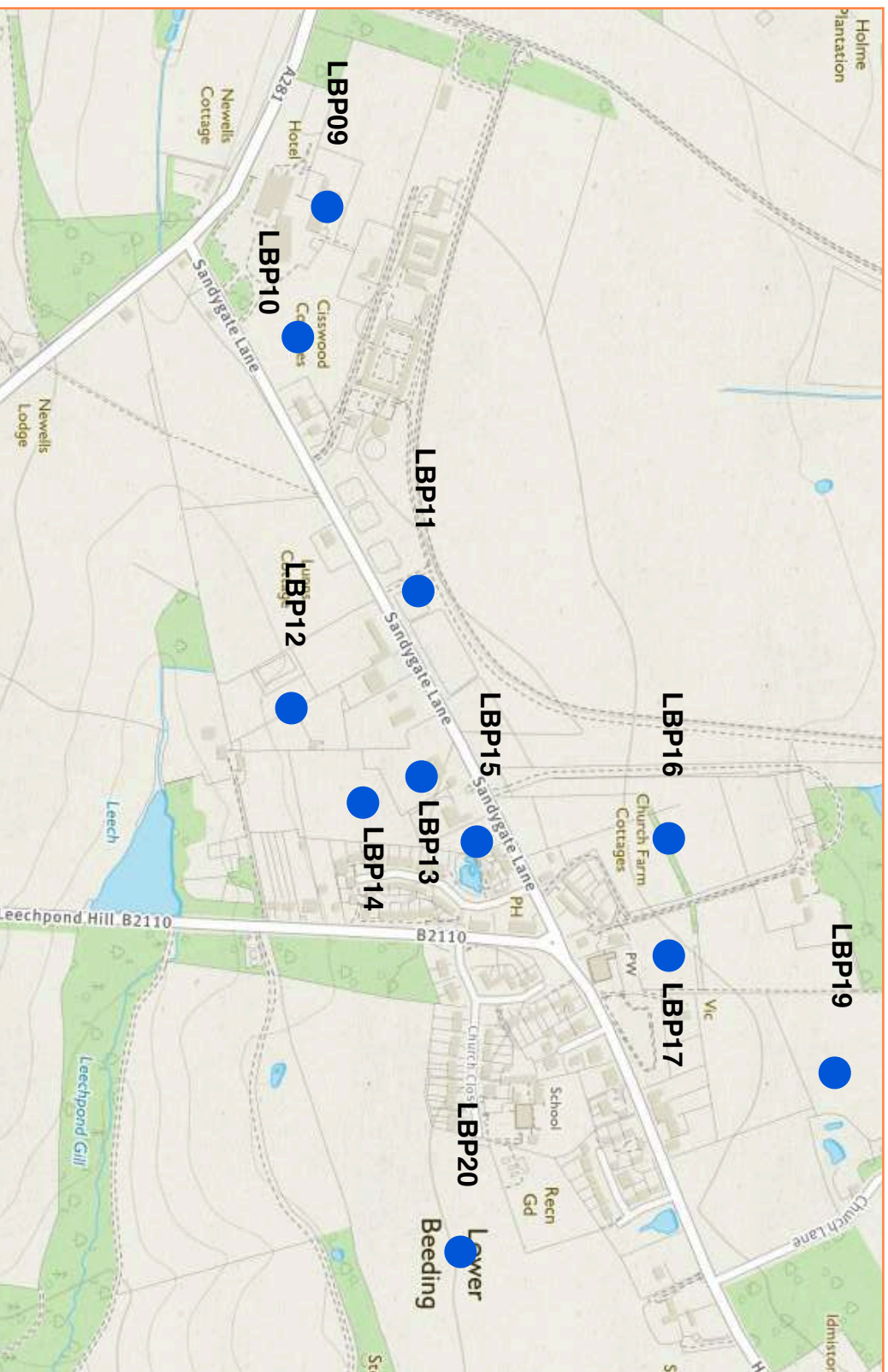
Lower Beeding Parish
Designated Neighbourhood Plan Development Area



SITES PROPOSED IN CRABTREE



SITES PROPOSED IN AND AROUND LOWER BEEDING



	Location of site	Ref No	SA No
1	Crabtree Field, Land North of Peppersgate	15	LBP 01
2	Land North of Mill Lane	2	LBP 02
3	Cyder Farm, Brighton Road	1	LBP 03
4	Pronger's Orchard, Leechpool Hill	14	LBP 04
5	Leechpool, Leechpond Hill	NS	LBP 05
6	Foxgloves, Brighton Road	9	LBP 06
7	Newells, Land to the East of Newells Lane	12	LBP 07
8	Limekiln Copse, Winterpit Lane	NS	LBP 08
9	Cisswood House Hotel, Sandygate Lane	3	LBP 09
10	Sandygate Lane, Land North of Sandygate Lane	5	LBP 10
11	Cisswood Racing Stables, Sandygate Lane	NS	LBP 11
12	Hawthorns, Little Paddocks & White Gables, Land South of Sandygate Lane	11	LBP 12
13	'Sandygate' Sandygate Lane	6	LBP 13
14	Cedar Cottage, South of Sandygate Lane	7	LBP 14
15	Sandygate Lane, North West of Holy Trinity	4	LBP 16
16	Trinity Cottage, Land west of the Vicarage, Handcross Road	8	LBP 17
17	Church Lane Industrial Estate, Church Lane	NS	LBP 18
18	Gladyde Farm, Handcross Road/Church Lane	13	LBP 19
19	Land South of Handcross Road	10	LBP 20
20	Wheatsheaf, Handcross Rd, Plummers Plain	NS	LBP 21
21	Handford Way, Land to the South of Handford Way, Plummers Plain	16	LBP 22
22	Old Camp Farm, Brighton Rd, Monksgate	17	LBP 23

Ref No from Site Voting

Site Assessment No from Housing Land Availability Assessment (PHLAA)= SA*

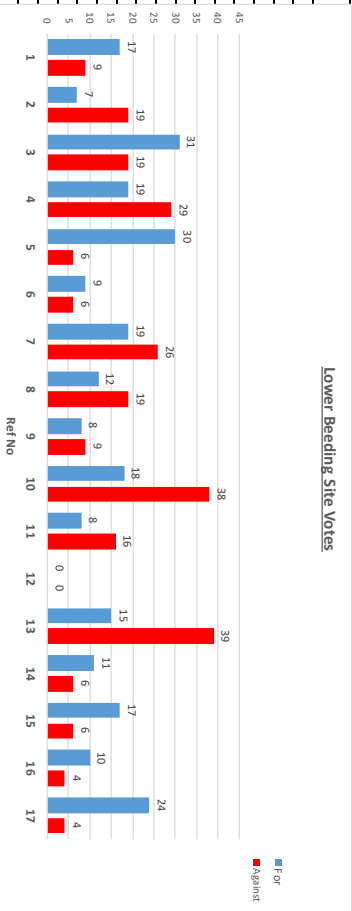
Location of site	Ref No	SA No	Hectares	Acres	No Dwellings	Flood Zone	BUAB	AONB	CA	SfD	Comments
1 Crabtree Field, Land North of Peppersgate	15	LBP 01	0.2	0.49	5	1	N	Y	Y	N	
2 Land North of Mill Lane	2	LBP 02	0.5	1.24	10	1	N	Y	Y	N	
3 Cyder Farm, Brighton Road	1	LBP 03	0.5	1.24	10	1	N	-	Y	N	
4 Pronger's Orchard, Leechpond Hill	14	LBP 04	1.5	3.71	30	1	N	-	N	N	
5 Leechpool, Leechpond Hill	NS	LBP 05	1.2	2.96	36	1	N	-	N	N	
6 Foxgloves, Brighton Road	9	LBP 06	1.38	3.41	27	1	N	N	N	N	
7 Newells, Land to the East of Newells Lane	12	LBP 07	0.13	0.32	2	1	N	N	N	N	
8 Limekiln Copse, Wintertipt Lane	NS	LBP 08	0	0.00	0	1	N	Y	Y	N	
9 Cisswood House Hotel, Sandygat Lane	3	LBP 09	1.45	3.58	42	1	N	N	N	N	
10 Sandygat Lane, Land North of Sandygat Lane	5	LBP 10			NS						
11 Cisswood Racing Stables, Sandygat Lane	NS	LBP 11	1.6	3.95	32	1	N	N	N	N	
12 Hawthorns, Little Paddocks & White Gables, Land South of Sandygat Lane	11	LBP 12			NS						
13 Sandygat Sandygat Lane	6	LBP 13	0.2	0.49	4	1	N	N	N	N	
14 Cedar Cottage, South of Sandygat Lane	7	LBP 14	0.71	1.75	14	1	Y	N	N	Y	
15 Sandygat Lane, North West of Holy Trinity	4	LBP 16			NS						
16 Trinity Cottage, Land west of the Vicarage, Handcross Road	8	LBP 17	0.28	0.69	8	1	Y	N	N	Y	
17 Church Lane Industrial Estate, Church Lane	NS	LBP 18	1.1	2.72	20	1	N	N	N	N	
19 Gladye Farm, Handcross Road/Church Lane	13	LBP 19	4.1	10.13	< 20	1	Y	N	N	Y	Southern field only
21 Land South of Handcross Road	10	LBP 20	3.93	9.71	95	1	Y	Y	N	N	
22 Wheatsheaf, Handcross Rd, Plummers Plain	NS	LBP 21	0.66	1.63	13	1	N	N	N	N	
27 Handford Way, Land to the South of Handford Way, Plummers Plain	16	LBP 22	0	0.00	0	1	N	Y	N	N	
28 Old Camp Farm, Brighton Rd, Monksgate	17	LBP 23	1.4	3.46	29	1	N	N	N	N	

Ref No from Site Voting
Site Assessment No from Housing Land Availability Assessment (PHLA) = SA*

BUAB = Built Up Area Boundary
AONB = Area of Natural Beauty
CA = Conservation Area
SfD = Suitable for Development
NS= Not Suitable

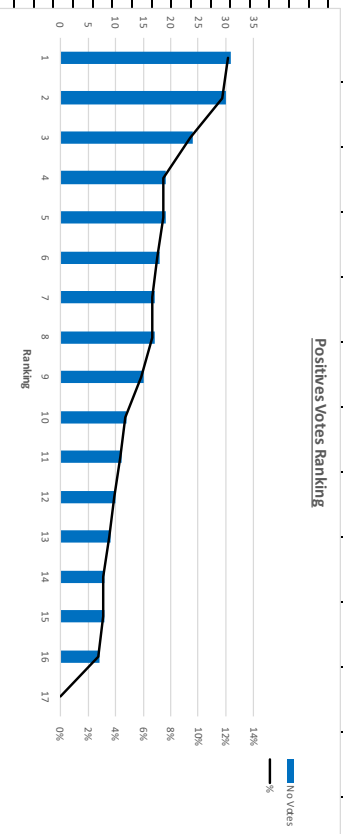
Lower Breeding Site Voting

	Location of Site	Ref No	SA No	Positive Votes	Negative Votes
1	Cyde Farm, Brighton Road	1	LBP 03	17	19
2	Land North of Mill Lane	2	LBP 02	7	9
3	Cisswood House Hotel, Sandygate Lane	3	LBP 09	31	19
4	Sandygate Lane, North West of Holy Trinity	4	LBP 16	19	29
5	Sandygate Lane, Land North of Sandygate Lane	5	LBP 10	30	6
6	Sandygate, Sandygate Lane	6	LBP 13	9	6
7	Cedar Cottage, South of Sandygate Lane	7	LBP 14	19	26
8	Trinity Cottage, Land West of the Viarage, Handcross Road	8	LBP 17	12	19
9	Fogjovles, Brighton Road	9	LBP 06	8	9
10	Land South of Handcross Road	10	LBP 20	18	38
11	Hawthorns, Little paddocks & White Gables, Land South of Sandygate Lane	11	LBP 12	8	16
12	Newells, Land to the East of Newells Lane	12	LBP 07	0	0
13	Glyde Farm, Handcross Road/Church Lane	13	LBP 19	15	39
14	Pronger's Orchard, Leechpool Hill	14	LBP 04	11	6
15	Cabtree Field, Land North of Peppersgate	15	LBP 01	17	6
16	Handford Way, Land to the South of Handford Way, Plummers Plain	16	LBP 22	10	4
17	Old Camp Farm, Brighton Rd, Montkigate	17	LBP 23	24	4

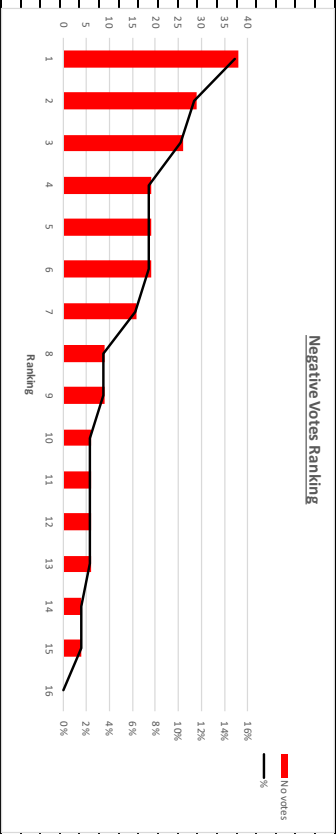


Total number of people who voted = 85

Ranking	Positive Votes Ranking	Ref No	SA No	No Votes	Percentage
1	Cisswood House Hotel, Sandygate Lane	3	LBP 09	31	12%
2	Sandygate Lane, Land North of Sandygate Lane	5	LBP 10	30	12%
3	Old Camp Farm, Brighton Rd, Montkigate	17	LBP 23	24	9%
4	Sandygate Lane, North West of Holy Trinity	4	LBP 16	19	7%
5	Cedar Cottage, South of Sandygate Lane	7	LBP 14	19	7%
6	Land South of Handcross Road	10	LBP 20	18	7%
7	Cyde Farm, Brighton Road	1	LBP 03	17	7%
8	Cabtree Field, Land North of Peppersgate	15	LBP 01	17	7%
9	Glyde Farm, Handcross Road/Church Lane	13	LBP 19	15	6%
10	Trinity Cottage, Land West of the Viarage, Handcross Road	8	LBP 17	12	5%
11	Pronger's Orchard, Leechpool Hill	14	LBP 04	11	4%
12	Handford Way, Land to the South of Handford Way, Plummers Plain	16	LBP 22	10	4%
13	Sandygate, Sandygate Lane	6	LBP 13	9	4%
14	Fogjovles, Brighton Road	9	LBP 06	8	3%
15	Hawthorns, Little paddocks & White Gables, Land South of Sandygate Lane	11	LBP 12	8	3%
16	Land North of Mill Lane	2	LBP 02	7	3%
17	Newells, Land to the East of Newells Lane	12	LBP 07	0	0%



Ranking	Negative Votes Ranking	Ref No	SA No	No Votes	Percentage
1	Glyde Farm, Handcross Road/Church Lane	13	LBP 19	39	15%
2	Land South of Handcross Road	10	LBP 20	38	15%
3	Sandygate Lane, North West of Holy Trinity	4	LBP 16	29	11%
4	Cedar Cottage, South of Sandygate Lane	7	LBP 14	26	10%
5	Land North of Mill Lane	2	LBP 02	19	7%
6	Cisswood House Hotel, Sandygate Lane	3	LBP 09	19	7%
7	Trinity Cottage, Land West of the Viarage, Handcross Road	8	LBP 17	19	7%
8	Hawthorns, Little paddocks & White Gables, Land South of Sandygate Lane	11	LBP 12	16	6%
9	Cyde Farm, Brighton Road	1	LBP 03	9	4%
10	Fogjovles, Brighton Road	9	LBP 06	9	4%
11	Sandygate Lane, Land North of Sandygate Lane	5	LBP 10	6	2%
12	Sandygate, Sandygate Lane	6	LBP 13	6	2%
13	Pronger's Orchard, Leechpool Hill	14	LBP 04	6	2%
14	Cabtree Field, Land North of Peppersgate	15	LBP 01	6	2%
15	Handford Way, Land to the South of Handford Way, Plummers Plain	16	LBP 22	4	2%
16	Old Camp Farm, Brighton Rd, Montkigate	17	LBP 23	4	2%
18	Newells, Land to the East of Newells Lane	12	LBP 07	0	0%



Ranking	Location of site	Ref No		(+) Votes	(-)Votes	Diff
1	Sandygate Lane, Land North of Sandygate Lane	5	LBP 10	30	-6	24
2	Old Camp Farm, Brighton Rd, Monksgate	17	LBP 23	24	-4	20
3	Cisswood House Hotel, Sandygate Lane	3	LBP 09	31	-19	12
4	Crabtree Field, Land North of Peppersgate	15	LBP 01	17	-6	11
5	Cyder Farm, Brighton Road	1	LBP 03	17	-9	8
6	Handford Way, Land to the South of Handford Way, Plummers Plain	16	LBP 22	10	-4	6
7	Pronger's Orchard, Leechpool Hill	14	LBP 04	11	-6	5
8	'Sandygate' Sandygate Lane	6	LBP 13	9	-6	3
9	Newells, Land to the East of Newells Lane	12	LBP 07	0	0	0
10	Foxgloves, Brighton Road	9	LBP 06	8	-9	-1
11	Cedar Cottage, South of Sandygate Lane	7	LBP 14	19	-26	-7
12	Trinity Cottage, Land west of the Vicarage, Handcross Road	8	LBP 17	12	-19	-7
13	Hawthorns, Little Paddocks & White Gables, Land South of Sandygate Lane	11	LBP 12	8	-16	-8
14	Sandygate Lane, North West of Holy Trinity	4	LBP 16	19	-29	-10
15	Land North of Mill Lane	2	LBP 02	7	-19	-12
16	Land South of Handcross Road	10	LBP 20	18	-38	-20
17	Glayde Farm, Handcross Road/Church Lane	13	LBP 19	15	-39	-24

APPENDIX 7

MEETING WITH HORSHAM DISTRICT COUNCIL - NOVEMBER 2017

AGENDA

Horsham District Council & Lower Beeding Parish Council

22 November 2017

Horsham District Council Offices at 3.30pm

Attendees:

Geoff Peckahm, Lead Councillor, Lower Beeding Neighbourhood Plan
Leslie Bamford, Joint Lead, Lower Beeding Neighbourhood Plan
Peter Knox, Lower Beeding Neighbourhood Plan Working Group Member
Laura Bourke, dowsettmayhew Planning Partnership
Norman Kwan, Horsham District Council.

1. Welcome & Introductions
2. Lower Beeding Neighbourhood Plan progress
3. Call for Sites: Update on Sites Received
4. Site Assessment Work:
 - Environmental & policy criteria based assessment
 - Next steps
5. Sites: Public Exhibitions
 - October 2016
 - October 2017
 - Future Exhibition
6. Public Feedback on Preferred Sites: Managing expectations
 - Identifying preferred sites
 - Conformity with Policy 4: Settlement Expansion

7. Housing Need: Contribution to the requirements of the Horsham District Planning Framework
8. Next steps
 - Preparing Regulation 14 Pre-submission Plan
 - Sharing draft documents with HDC
9. Horsham District Planning Framework: Review
10. Site Allocation Development Plan Document: Timescales
11. CIL: Neighbourhood Plan proportion
12. Any other business

Subject: RE: Lower Beeding Neighbourhood Plan: Meeting request
Date: Friday, 24 November 2017 at 11:56:07 Greenwich Mean Time
From: Kwan, Norman
To: Laura Bourke
CC: neighbourhood.planning, Dale Mayhew
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png

Thanks Laura,

I hope to get back to you shortly.

Regards,

Norman Kwan

Senior Neighbourhood Planning Officer

Telephone: 01403 215053 |

Email: Norman.Kwan@horsham.gov.uk



HDC Logo



Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

Telephone: 01403 215100 (calls may be recorded) horsham.gov.uk Chief Executive - Tom Crowley

From: Laura Bourke [mailto:laura.bourke@dowsettmayhew.com]

Sent: 24 November 2017 11:47

To: Kwan, Norman

Cc: neighbourhood.planning; Dale Mayhew

Subject: FW: Lower Beeding Neighbourhood Plan: Meeting request

Morning Norman

Many thanks for your time this week to discuss the Lower Beeding Neighbourhood Plan. It was a useful meeting and will guide the next steps.

As promised, please find attached a map of the sites that scheme proponents have put forward in and around Lower Beeding and Crabtree.

I also attach the Parish Housing Land Availability Assessment which provides an environmental and policy based assessment of each of the sites received (23 in total). At this time, this background document has been not made publicly available. It is however being used by Members of the Working Group to inform discussions with respect to preferred sites and how best to meet the housing need of the Parish.

In light of our discussions, it would be helpful if you could clarify the Council's position regarding Policy 4: Settlement Expansion and how you envisage Parish Council's applying criteria 1 when seeking to allocate

sites.

Please confirm the District Council's intended interpretation of "an existing settlement edge", with particular reference to the defined built up area boundary (BUAB). The Parish Council note a number of settlements either do not have BUABs or the BUAB does not reflect the physical settlement edge. Please can you also advise on your District Council's interpretation and flexibility with respect to the obligation of paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 for Neighbourhood Plans, to be in "general conformity" with higher tier, strategic development policies.

The Working Group would also welcome an update with respect to the review of the HDPF and Site Allocations DPD.

The Housing Needs Consideration Paper, which sets out the housing range of the Parish is currently being updated to take account of "Planning for the right homes in the right places". Once agreed and finalised, I will also share this with you for comment. In order to inform the update, could you please share the information the District Council have prepared/hold in relation to the housing "market signals" assessment; at District level, or for the Parish of Lower Beeding, if the information is more geographically specific.

I look forward to hearing from you.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

T: 01273 947776
E: laura.bourke@dowsettmayhew.com

DOWSETTMAYHEW Planning Partnership
63a Ship Street | Brighton | BN1 1AE



www.dowsettmayhew.com

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APPENDIX 8

PUBLIC MEETING - DECEMBER 2017



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NP Meeting Open Forum

Published: 11 December 2017

Location: Church Rooms, Lower Beeding | Timing: 3rd December 2017 at 19:35 hrs

Present

NP Leader: Geoff Peckham GP

NP Co-Lead: Leslie Bamford LB

NP Working Party Members NPWP

Lower Beeding Parish Residents – all signed an attendance sheet

Meeting Agenda

1. Brief summary of NP process.
2. Summary of the recent exhibition outcomes.
3. Feedback from Norman Kwans office.
4. Work to be done in the next three months of bringing all the pieces of the puzzle for each site together.
5. A spring exhibition of sites determined to be developable.
6. Questions and discussion.

Minutes

1.0 LB opened the meeting by giving an overview of where we are with the compilation of the NP to be initially submitted to Horsham District Council by a target date in 4Q 2018.

1.1 LB informed the audience that there were 85 votes in the recent Public Exhibition held on the 7th and 8th October 2017. She handed over to Peter K PK who compiled the data and voting from the Exhibition.

1.2 It was requested from the floor that the results of the voting be uploaded to the Lower Beeding website. Kate Hough agreed that it will be completed by the weekend 10th Dec.

1.3 LB went on to outline the feedback from a recent meeting held with Norman Kwan NK of HDC offices with GP / LB / PK and Laura Bourke of Dowse Mayhew. NK had given the group the latest information from the government on development of sites in the HDC. The major concern from the group was the BUAB Built Up Area Boundary was very restrictive within the Parish. NK later gave feedback as follows:-

NK provided a response to the queries raised in relation to Policy 4: Settlement Expansion, specifically with respect to the meaning of an existing settlement edge. Norman has advised, the policy was written to allow flexibility for development to come forward in areas like Crabtree where some local services exist. However, They have indicated this would be likely to be limited to modest housing, i.e approximately 6 dwellings and not substantial development. Any allocation would need to have regard to HDPF and National planning policy, and be evidentially justified, for example on the grounds of supporting local services eg. a Public House, other community facility. As set out in Policy 4, any allocation would need to adjoin/abut the settlement edge. This means that the neighbourhood plan should not seek to allocate those sites which are remote from the existing settlement of Crabtree. Proposed allocations will also need to be in conformity with other HDPF policies, such as having regard to nearby listed buildings. HDC have made clear that they would expect the majority of growth within the Parish to be focused in and around Lower Beeding.

1.4 GP outlined the allocation to HDC of new houses as 1500 but it may be increased by the government in the near future. He further added that the current documentation is an ongoing process.

1.5 Further points discussed and requested during this juncture of the meeting:-

- Where Plummers Plain boundary starts.
- BUAB map uploaded onto the website.
- Overview on parking needs for new developments.
- Future village infra-structure.
- Discussion on funds going to the village via S106.

- Next steps on submission of the NP to HDC.
- How long does the NP last; GP answered until 2031.
- Brown sites in the Parish. PK informed that there is only one at Church Lane Estate which had been withdrawn for development.
- There is no set deadline for completion of our NP.

1.6 LB informed the room on the next steps to the process

- Development of Parish Policies.
- Further feedback from the Parish.
- Housing Needs Assessment by NPWP.
- Desktop analysis on sites put forward.
- Next exhibition to the Parish residents is planned in Spring 2018 when there will be 3-8 put forward.
- Draft plan for consultation and submission to HDC.
- By Autumn / Winter of 2018 the NP should be completed.

LB also said that any of the Parish residents were welcome to join the NPWP in the future.

1.7 One month's notice will be given to the residents on the timing of the Spring meeting.

There were no further questions from the floor.

The meeting closed at 20:55 hrs

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(/Sites/2550/_Layout/Accessibility Statement.

APPENDIX 9

CORRESPONDENCE TO HORSHAM DISTRICT COUNCIL - FEBRUARY 2018 AND HORSHAM DISTRICT COUNCIL'S RESPONSE - MARCH 2018

EMAIL ONLY

Norman Kwan
Senior Neighbourhood Planning Officer

norman.kwan@horsham.gov.uk

63a Ship Street
Brighton
BN1 1AE

☎ 01273 947776

Email laura.bourke@dowsettmayhew.com

URL www.dowsettmayhew.com

7 February 2018

Dear Norman

Neighbourhood Planning: Horsham District Councils position on calculating Housing Need and Site Allocation(s)

I write further to our meeting on the 24 January 2018, where we discussed a variety of matters relating to our role in supporting the preparation of neighbourhood plans, and our subsequent email exchange following the meeting.

I have separately sought your Authority's guidance and recommendations on, if and how, Parish Councils should address the housing need calculation for their Parish, and in particular via the proposed national standardised methodology. I await your response on this matter.

As you are aware, I also promised to write to you, to seek your Authority's position on a number of additional matters relating to calculating housing need; and on the application of Policy 4: Settlement Expansion. I set out below dowsettmayhew's current/proposed approach to these matters and would appreciate your Authority's view on these points.

Calculating housing need at a Parish level

As you are aware we prepare, on behalf of the Parish Council's, a Housing Needs Consideration Report. This Report brings together a range of empirical data from a variety of sources, in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish over the plan period.

Locality guidance recommends Parish based housing need assessments take account of market signals. In light of this, we discussed the predominantly rural nature of those areas preparing neighbourhood plans and the effect this can have on market signals. We note that this also reflects your Authority's concerns on this matter as set out in the response to the recent Government White Paper.

There is currently a lack of market signal information readily available at Parish level. On this basis, we propose to rely, in part, upon data held at the District level. As part of the preparation of the Horsham District Planning Framework (HDPF), a Strategic Housing Market Assessment update was published in October 2014. Could you please confirm if this is the most up to date evidence base which exists in relation to market signals? Could you also please advise if any further updates are envisaged as part of the review of the HDPF?

The role of completions and commitments was also discussed in the context of the Housing Needs Consideration Report. This information is gathered to understand the level of development a Parish has experienced from 2011 up to the present day. As discussed, it would be useful if this information could be provided to us by your Authority in a similar manner to the enclosed

example. It would be useful if information could identify the planning reference and site address. This in turn ensures there is no “double counting” of permissions granted and developments completed within a Parish. Could you please review this information and confirm if your Authority could supply information in this manner when requested.

Application of Policy 4: Settlement Expansion, Horsham District Planning Framework

As you are aware, many Parish Councils in preparing their neighbourhood plans undertake a “Call for Sites”. This process invites landowners to submit land for consideration regardless of location within a Parish, site size or development capacity.

Following the “Call for Sites”, all sites are assessed using a standard pro-forma (example enclosed for ease). This is an environmental and policy based assessment and includes a specific criteria relating to the site’s proximity to the built up area boundary. As you will recall this criteria was included in light of previous discussions with your Authority.

At our recent meeting, we discussed the strategic policies of the HDPF, and in particular Policy 4: Settlement Expansion and Policy 15: Housing Provision. With respect to Policy 4, we specifically discussed the criteria relating to development which will be supported outside of the built up area. As you will know, the Policy states, (outside built up area boundaries), the expansion of settlements will be supported where *“the site is allocated in the Local Plan or in Neighbourhood Plan and adjoins an existing settlement edge”*.

In previous advice, (email dated 04 December 2017), you have set out your Authority’s position with respect to the District views on “settlement edge” (enclosed for ease).

As discussed, dowsettmayhew’s currently recommends Parish Councils assess all sites which are put forward in response to the “Call for Sites”. In addition, we recommend sites in the Parish which form part of the Strategic Housing and Economic Land Availability Assessment (SHELAA) are also assessed. dowsettmayhew does not recommend any sites are excluded from this assessment due to their location, site size or capacity for development.

Following the environmental and policy based assessment of the sites, Parish Council’s consider which site(s) could meet the identified housing need of the area. In doing so, they take account of the site’s environmental constraints and the relationship of the site to the built up area boundary. We do not advise Parish Council’s exclude sites outside the built up area boundary due to site size or capacity for development. We consider such omission could give rise to a challenge to the associated Sustainability Appraisal of the Neighbourhood Plan, which as you know must consider “reasonable alternatives” to the proposed housing allocations.

Furthermore, in our view and as discussed, unless those sites outside the built up area boundary, which adjoin the settlement edge are allocated through Local Plans or Neighbourhood Plans there is no planning mechanism for these types of sites to come forward. The planning framework of the HDPF support the allocation of these sites irrespective of size and density and should therefore be considered as part of the preparation of a Neighbourhood Plan.

A number of Parish Councils have recently informed us, that your Authority recommends Neighbourhood Plans omit allocating sites of 6 units or less which are outside the built up area boundary and adjoin a settlement edge. This at odds with our advice and for the above reasons we have concerns at the legitimacy and robustness of the approach.

We are keen to ensure, Parishes allocate sites which the District will support at Pre-submission and Submission stage consultation. On this basis could you please confirm your Authority's view on this matter.

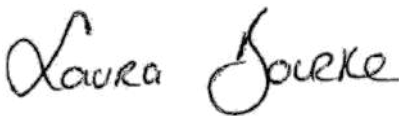
Background evidence base documents

At our meeting we also discussed background documents which are required to support the preparation of Neighbourhood Plans. As you are aware, background papers can cover a range of topics including justification to support the designation of Local Green Spaces. Could you please share and/or direct us to background papers which your Authority consider best practice. We can then ensure the Neighbourhood Plans we are supporting are prepared with a robust and proportionate evidence base that maximises the prospect of successfully passing Examination.

I trust this reflects our recent discussions. I would appreciate your Authority's view on these matters to ensure we are working collaboratively in supporting Parish Councils to prepare their Neighbourhood Plans.

I look forward to hearing from you.

Yours sincerely



Laura Bourke BA MSc MRTPI
Senior Planner

CC: Dale Mayhew, dale.mayhew@dowsettmayhew.com

Enclosed: Example of completions and commitments information

Site Assessment Template

Norman Kwan email, dated 04 December 2017

Completions and Commitment Breakdown

Slaugham	Completions			
Completions	2014/15-2016/17			
Handcross				
Devonshire House, High Street, Handcross	1			
Pease Pottage				
Golf Course, Horsham Road, Pease Pottage	57			
Land north of Black Swan Close, Pease Pottage	51			
Home Farm, Tilgate Forest, Brighton Road, Pease Pottage	2			
Warninglid				
Brantridge Forest Farm, Handcross Road, Balcombe	2			
Herrings Barn, The Street, Warninglid	1			
Wicket View, cuckfield Lane, Warninglid	1			
Fir Tree Cottage, Warninglid Lane,	-1			
Staplefield				
The Old Barn, Stanbridge Lane, Staplefield	1			
Total	115			
		Commitments	Commitments	Commitments
Commitments		2017/18-21/22	2021/22-2026/27	2027/28+
Handcross				
Land at Caburn and St Georges House, Brighton Road, H	Permission	7		
Seaspace House, Brighton Road, Handcross	Permission	7		
Sherwood Works, Brighton Road, Handcross	Permission	7		
Allotment Gardens, High Street, Handcross	Permission	8		
Land at Hyde Estate, Handcross	Permission	90		
High Beeches Nurseries, High Beeches Lane, Handcross	Permission	1		
Pease Pottage				
Land east of Brighton Road, Pease Pottage	Permission	450	150	
Golf House, Horsham Road, Pease Pottage	Permission	25		
Golf Course Driving Range, Horsham Road, Pease Pottage	Permission	38		
Land Parcel adj 47 Black Swan Close, Pease Pottage	Permission	1		
R/O 63 Horsham Road, Pease Pottage	Permission	1		
Starvemouse Farm, Parish Lane, Pease Pottage, West S	Permission	1		
Warninglid				
The Old Squash Court Warninglid Grange Warninglid Lar	Permission	1		
Rose Cottage, Warninglid Lane, Warninglid	Permission	1		
Southgate Farm, Cuckfield Lane, Warninglid	Permission	1		
Hollingbury Lodge, Cuckfield Lane, Warninglid	Permission	1		
Staplefield				
Slaugham Manor, Slaugham Place, Slaugham	Permission	25		
Total		665	150	
Completions		116		
Comitments		665	150	
Cummulative commitments and completions		781	931	931

Neighbourhood Plan Housing Land Availability Assessment		
NP Site Name		Image to be inserted
Site Address		
NP Site Reference		
Site Context	Site Area (hectares)	
	Current Land Use	
	Previously Developed Land/Greenfield	
	Boundary Treatment	
	Adjacent Land Use	
	Built Up Area Boundary (BUAB) (Outside of BUAB/Adjoins an existing settlement edge/Remote)	
	Topography	
	Planning History	
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	
	Arboricultural Designations (e.g. Semi Ancient Natural Woodland/Tree Preservation Order)	

	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	
	Conservation Area	
	Archaeological Potential	
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty)	
	Character	
	Sensitivity	
	Capacity	
	Comments	
Public Rights of Way (PRoW)	Within site	
	Adjacent	
	Comments	
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	
	Flood Maps for Planning (Rivers and Sea)	
	Comments	
	Proximity to	Primary school
		Village Hall

		Hotel/Leisure	
		Public House	
		Village Hall	
		Formal public open space	
		Informal open space	
		Bus Stop	
	Vehicular access constraints		
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership		
	Constraints		
	Proposed Use		
	Estimated Capacity		
	Mitigation		
	Deliverable/ Developable/Achievable		
	Comments		

Subject: RE: Lower Beeding Neighbourhood Plan: Meeting request
Date: Monday, 4 December 2017 at 15:59:06 Greenwich Mean Time
From: Kwan, Norman
To: Laura Bourke
CC: neighbourhood.planning, Howe, Catherine
Priority: High
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png, image006.png

Hi Laura,

Apologises I haven't come back to you sooner. Unfortunately I succumbed to illness on Thursday night and I wasn't in work on Friday but hopefully this get to you in time for your meeting. Please refer below. Thanks,

Norman Kwan

Senior Neighbourhood Planning Officer

Telephone: 01403 215053 |

Email: Norman.Kwan@horsham.gov.uk



Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL

Telephone: 01403 215100 (calls may be recorded) horsham.gov.uk Chief Executive - Tom Crowley

From: Laura Bourke [mailto:laura.bourke@dowsettmayhew.com]
Sent: 30 November 2017 15:18
To: Kwan, Norman
Cc: neighbourhood.planning
Subject: FW: Lower Beeding Neighbourhood Plan: Meeting request

Hi Norman

Sorry to chase, the Working Group are meeting early next week. Could you please advise if it will possible to provide a response a head of Monday with respect to Policy 4?

Could you also please share/direct to any market signal information you hold.

Many thanks
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

T: 01273 947776

E: laura.bourke@dowsettmayhew.com

DOWSETTMAYHEW Planning Partnership
63a Ship Street | Brighton | BN1 1AE



www.dowsettmayhew.com

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From: Laura Bourke <laura.bourke@dowsettmayhew.com>

Date: Friday, 24 November 2017 at 11:47

To: "Kwan, Norman" <Norman.Kwan@horsham.gov.uk>

Cc: "neighbourhood.planning" <neighbourhood.planning@horsham.gov.uk>, Dale Mayhew <dale.mayhew@dowsettmayhew.com>

Subject: FW: Lower Beeding Neighbourhood Plan: Meeting request

Morning Norman

Many thanks for your time this week to discuss the Lower Beeding Neighbourhood Plan. It was a useful meeting and will guide the next steps.

As promised, please find attached a map of the sites that scheme proponents have put forward in and around Lower Beeding and Crabtree.

I also attach the Parish Housing Land Availability Assessment which provides an environmental and policy based assessment of each of the sites received (23 in total). At this time, this background document has been not made publicly available. It is however being used by Members of the Working Group to inform discussions with respect to preferred sites and how best to meet the housing need of the Parish.

In light of our discussions, it would be helpful if you could clarify the Council's position regarding Policy 4: Settlement Expansion and how you envisage Parish Council's applying criteria 1 when seeking to allocate sites.

Please confirm the District Council's intended interpretation of "an existing settlement edge", with particular reference to the defined built up area boundary (BUAB). The Parish Council note a number of

settlements either do not have BUABs or the BUAB does not reflect the physical settlement edge. Please can you also advise on your District Council's interpretation and flexibility with respect to the obligation of paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 for Neighbourhood Plans, to be in "general conformity" with higher tier, strategic development policies. I've spoken to my colleagues on this matter and acknowledged the policy was framed this way to allow consideration (flexibility) of having minor development in places such as Crabtree where there is a modest settlement with one or two local services in place. First and foremost the emerging LBNP should seek to be in conformity with the HDPF and development and growth should be guided spatially in accordance with the settlement hierarchy. However within Horsham we do accept there are some settlements who are unclassified in the hierarchy whereby there are a collection of dwellings and one or two services such as a shop or a local pub to serve them. The retention of such services especially in rural areas are dependent on a viable local community and therefore it may be appropriate to allocate some modest development to those areas to sustain their 'vitality'. Nevertheless we'd expect any proposal to be modest (approximately 6 dwellings and certainly not something substantial), abuts the existing settlement edge and a sound 'planning' case to be made to support an allocation in such a location supplemented by robust evidence. It is not greenfield allocation in the open countryside by backdoor. I would still expect your significant growth to be focused in and around Lower Beeding.

As I mentioned in our meeting I would also draw your attention to Paragraph 55 of the NPPF whereby there is scope for modest development in the countryside provided if a strict criterion is met and considered to be departure from the local planning framework.

The Working Group would also welcome an update with respect to the review of the HDPF and Site Allocations DPD. I can confirm the timetable has slipped slightly because of a recent issue with internal resources here at HDC but this has been rectified recently. We are expected to go out to consultation in the Spring 2018 with a plan looking at Employment land, development management policies and secondary BUAB review. Housing allocations will be dealt with much later in the year but I have no firm timetable for that.

The Housing Needs Consideration Paper, which sets out the housing range of the Parish is currently being updated to take account of "Planning for the right homes in the right places". Once agreed and finalised, I will also share this with you for comment. In order to inform the update, could you please share the information the District Council have prepared/hold in relation to the housing "market signals" assessment; at District level, or for the Parish of Lower Beeding, if the information is more geographically specific. I would refer you to the original SHMA but it focuses will be on at a district level. Please click on the following [link](#).

I look forward to hearing from you.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

Laura Bourke
Dowsett Mayhew
63a Ship Street
Brighton
BN1 1AE

Our ref: NK/NP
Your ref:
Date 18 March 2018

Dear Laura,

Re: Neighbourhood Planning

Thank you for your letter dated the 7 Feb 2018 and accept my sincerest apologies in not getting back to you sooner. The Council's resources are particularly strained in terms of capacity and the issues you have raised in your letter requires a wider consultation with my colleagues in the Council. In your communication you have asked for clarification on a number of issues which I will address in this letter and I shall deal with each one in turn.

Calculating Housing Need at a Parish Level

As you are aware, it is requirement of Neighbourhood Plans to undertake a robust assessment of their housing and economic needs in their areas taking in consideration of many indicators and data sources to obtain a robust housing requirement. The Council, after discussion with Locality, have been advising Neighbourhood Plan groups who are in relatively early stages of their plan making to undertake a proportionate housing needs assessment employing the AECOM methodology. The Council considers this approach as being suitably robust as it uses a range of data sets and also considers market signals. Neighbourhood Planning groups may be able to access further funding from Locality to undertake this assessment using this methodology.

At the time of writing you will be aware that the Slinfold Neighbourhood Plan has undergone its examination, and was found that with modifications the plan meets the Basic Conditions and recommended progression to referendum. While there are elements of the Examiner's Report the Council does not agree with, the Council is in agreement with the Examiner's assessment that the evidence base identifying the housing requirement for the Slinfold village is appropriate and proportionate and is in accordance with HDPF policy. As it was Downsett Mayhew who provided this piece of evidence for the Slinfold Plan it follows the same methodology should be applied robustly and objectively to generate a (minimum) housing requirement number for the communities you are advising.

At the current time, the most up-to- date evidence in relation to marked signals is the Strategic Housing Market Assessment which was published in 2014. As you will be aware, the Council has now commenced the local plan review and will be publishing an Issues and Options paper which will focus on the Employment and Rural strategy for a 7 week consultation commencing on 6 April 2018. The local plan review process will continue over the course of 2018, and further evidence base work will need to be considered, including any update to the SHMA as may be appropriate. No work on this document has been undertaken at this stage however.

With regard to your request for data on recent completions and permission in Neighbourhood Plan areas in the context of Housing Needs, we are able to provide this information for individual parishes on request. Please be aware that there may be a lead in time to provide this data as the Council will have to double check the raw data ourselves to ensure that there is no double counting.

Application of Policy 4: Settlement Expansion

You have asked for further clarification regarding application of Policy 4.

As you will be aware, any Neighbourhood Plan will need to be in 'general conformity' with the Local Plan (Horsham District Planning Framework) and National Planning Policy. Within Horsham District, the main policy which sets out the locational strategy for development is Policy 3 and 4 which seeks to focus development in the most sustainable settlements and at a scale which is in accordance with the services and facilities present in the town or village in question. Growth of settlements is based on a number of criteria including the need to be allocated adjoining an existing settlement. Outside these areas countryside policies apply. In addition paragraph 55 of the current NPPF states that isolated development in rural areas will not normally be acceptable.

Within Horsham district, we accept there are some settlements which are classed as 'unclassified' in the settlement hierarchy, but have some limited services such as a shop or a local pub to serve them. Therefore it may therefore be appropriate to allocate some modest development to those areas to sustain their 'vitality'. Nevertheless we'd expect any proposal to be modest in scale so as to be in accordance with the nature and scale of the settlement in question and to be supported by the necessary evidence to justify its allocation.

In terms of the advice that we have provided in terms of the size of site which should be considered for allocation, we consider that this would vary across parishes, depending on the nature and scale of settlements within the parish in question. Our starting point has been the consideration of sites of six or more dwellings, as this meets the definition of a small site in the Council's SHELAA. Furthermore, the sole provision of sites in a neighbourhood plan of fewer than 6 homes would be, in most cases, insufficient to meet the level of general or affordable housing required within a Parish. This would therefore risk a plan failing to meet the basic conditions.

It is however recognised that the character of parishes across the district does vary and there may be some instances where it may be appropriate to consider the allocation of sites less than 6 (e.g. where there are very small settlements, or villages which have particular constraints such as a Conservation Area). Nevertheless we would not generally expect sites of 1 or 2 homes to be considered in such an approach as these would more normally be delivered through windfall provision. The HDPF makes allowance for 750 homes to be delivered through such a manner. Furthermore, there are parishes within the District which have set a windfall policy within their neighbourhood plan which would provide further scope to allow such sites to come forward for development. This is considered to be a proportionate approach and it is suggested this could also be a 'reasonable alternative' and potentially considerably more resource efficient than the individual assessment of a high number of very small sites.

Background Evidence Base

Neighbourhood Plans are reliant on a robust evidence base. Neighbourhood Plan groups have advised to access to the Council's background evidence which can be found [here](#). From time to time the Council will also update local neighbourhood plan groups via Yammer regarding best practice. We also encourage our neighbourhood plan groups to share their experiences with each other via this forum including sharing their experiences. We consider that this is the most efficient and effective forum for this to happen as part of our Duty to Support. We would encourage your neighbourhood planning groups to sign up to this forum if they have not already done so. Recently the Council has produced a number of Conservation Area Management Plans for a number of

settlements in Horsham. We've informed our Neighbourhood Plan groups through Yammer that such documents are available on our website and will continue to do so.

If you have any further questions regarding the issues I have raised in the letter please feel free to contact me and I will endeavour to get back to you as soon as possible. Once again apologies for the delay in getting back to you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Norman Kwan'.

Norman Kwan
Senior Neighbourhood Planning Officer

APPENDIX 10

PUBLIC EXHIBITION - JUNE 2018

EMAIL ONLY

Parish Council Address/Contact details to be inserted

Landowner/site promoter details to be inserted



Email
URL

Date:

Dear Landowner/Developer

As you are aware, Lower Beeding Parish Council are preparing a Neighbourhood Plan. As part of this work, the Parish Council undertook a "Call for Sites" in August 2016. In response to this, a total of 25 sites have been received. The NPWG have undertaken an assessment of sites received to understand the merits and constraints of each site.

As you are aware, the Parish Council hosted public exhibitions in October 2017 and March 2016 in order to gain public feedback on the sites received. The feedback from both events has been considered and taken into account by the NPWG.

As part of the preparation of the Lower Beeding Neighbourhood Plan, the NPWG are hosting an additional public exhibition on 01 June 2018 at XX TIME in XX Venue. The purpose of the Exhibition is to gain further feedback from stakeholders on preferred sites.

In order to assist with the public exhibition could you please confirm:

- The extent of the land being promoted;
- Number of dwellings proposed;
- Quantum of open space to be provided
- Any community benefits which could be delivered on site;

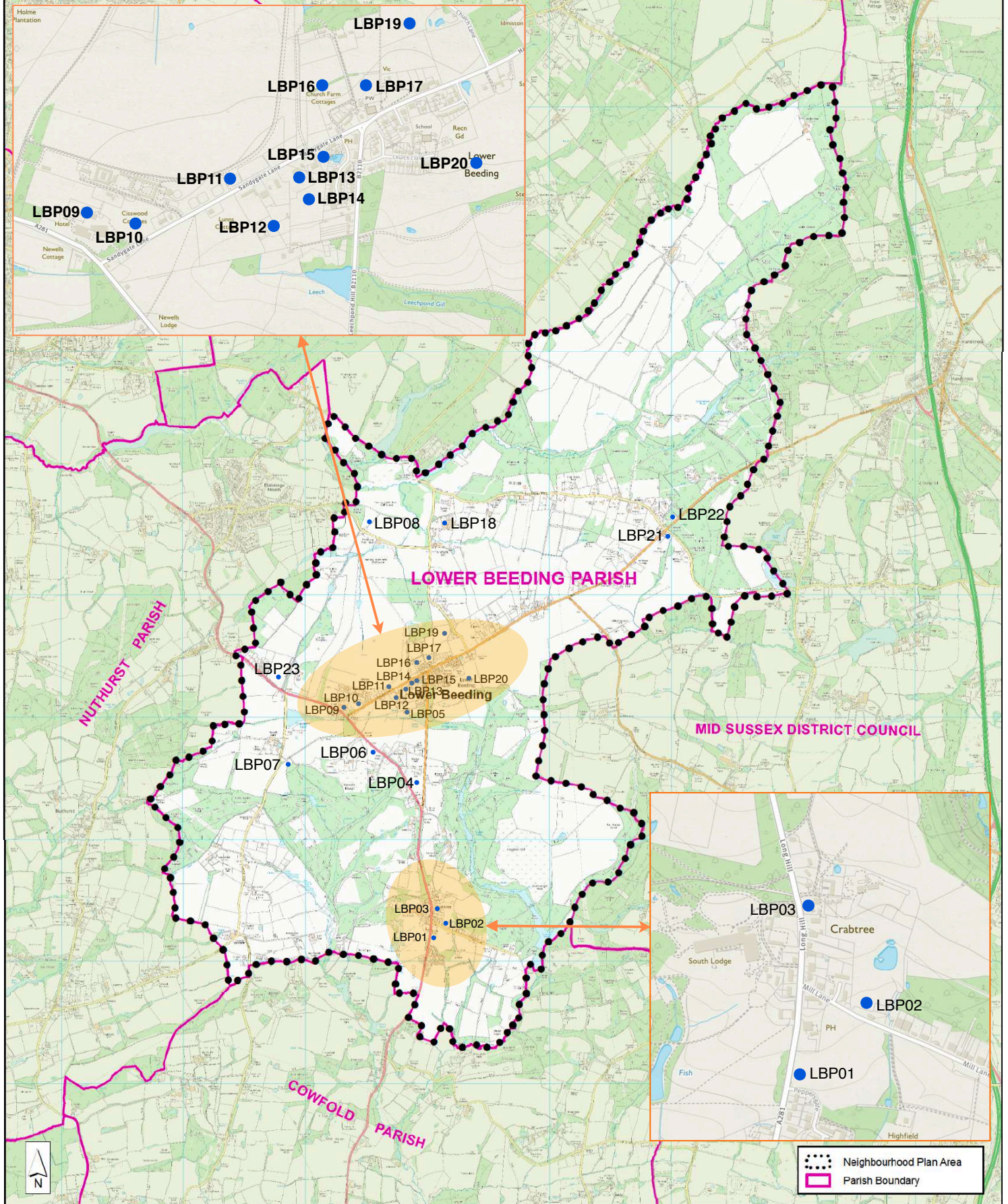
Could you please provide the above details by XX DATE 2018.

It is at your discretion how you wish to present this information (i.e in text format and/or illustratively on plans). Given the number of sites to be presented, we ask this information is limited to 2 drawings at a maximum size of A3; and writing on 1 side of A4.

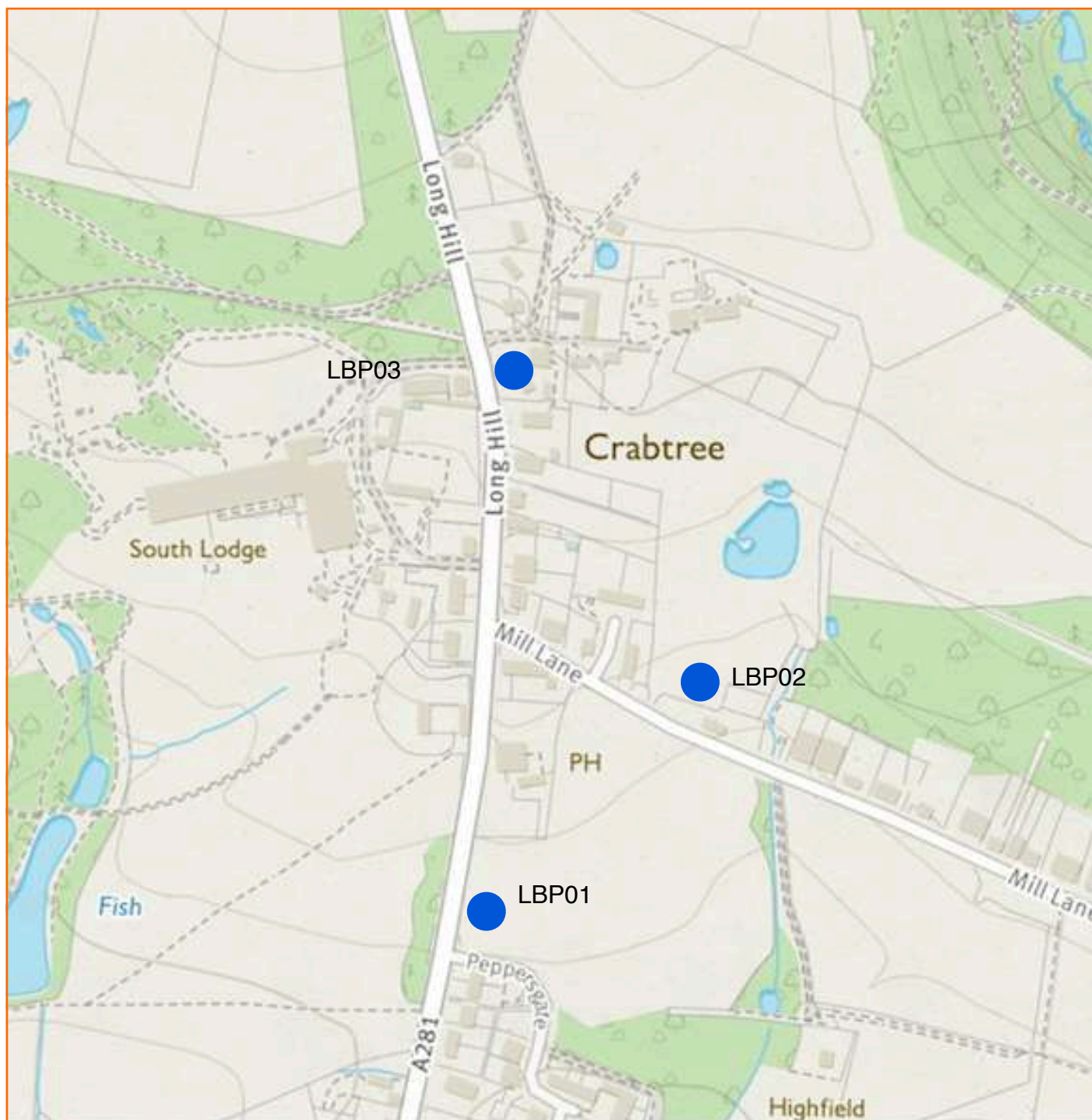
The information received will be displayed on XX DATE. The Parish Council do not require your presence at the Public Exhibition however you are welcome to attend if you so wish. It is however not a forum for you to verbally present/promote your scheme. NPWG Members will be in attendance to answer any queries from residents.

If you no longer wish your land to be promoted through the Neighbourhood Plan could you please confirm this in writing, by XX DATE.

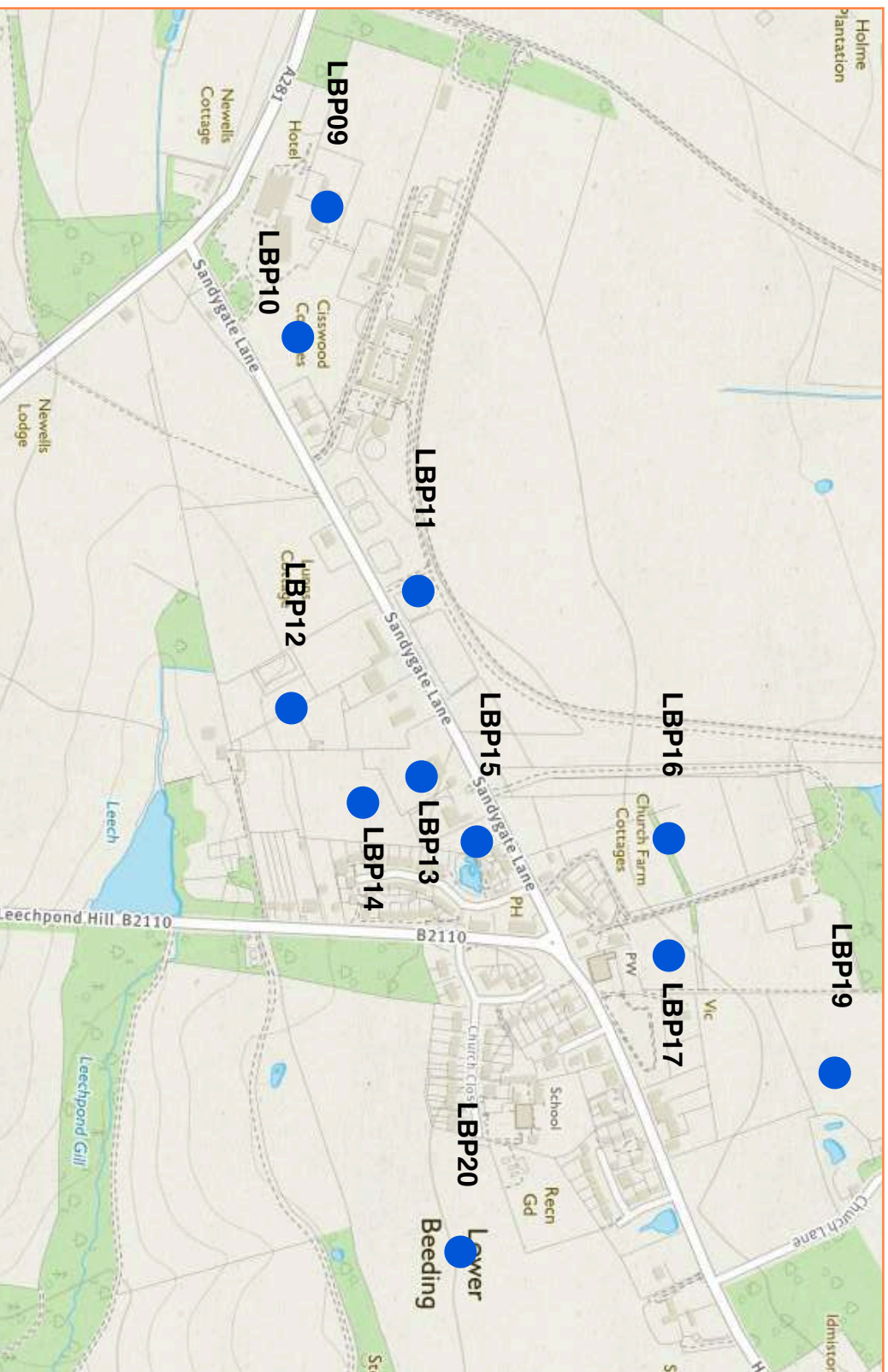
Lower Beeding Parish
Designated Neighbourhood Plan Development Area



SITES PROPOSED IN CRABTREE



SITES PROPOSED IN AND AROUND LOWER BEEDING



Lower Beeding Parish

Neighbourhood Plan Exhibition

June 1 – 2, 2018

Of the Policy Compliant Sites below:

My ***Favourite*** is _____

My ***Least Favourite*** is _____

<u>Proposed Site</u>	Would you be in support of a Parish Plan including this site going forward for development? Please circle YES or NO below for each.	<u>Comments</u>
Cyder Farm, LBP03 Crabtree	YES NO	
Sandygate Lane, LBP 16 North of Sandygate, West of the church	YES NO	
Trinity Cottage, LBP17 North of the church	YES NO	
Gladyde Farm, LBP19 South Field, Church Lane corner	YES NO	
Cedar Cottage + Timberlands LBP24 Fields from both properties	YES NO	
Cisswood Hotel, LBP09	YES NO	
Old Camp Farm, LBP23 Adjoining Monks Gate	YES NO	

Additional comments on any site or on the Neighbourhood Plan in general may be made here or on the back of this form. _____

Please submit this form at the exhibition this weekend or by Monday June 11, 2018 to peckham@tinyworld.co.uk

Part 1 / "Would you be in support of a Parish Plan including this site going forward for development?"

Location of site	SA No	Ref No	Yes	No	Diff Y-N	Comments
Cyder Farm	LBP 03	1	58	28	30	
Sandgate	LBP 16	2	50	28	22	
Trinity Cottage	LBP 17	3	62	31	31	
Glayde Farm	LBP 19	4	51	41	10	
Cedar Cottage / Timberlands	LBP 24	5	30	61	-31	
Cisswood Hotel	LBP 09	6	50	36	14	
Old Camp Farm	LBP 23	7	52	31	21	

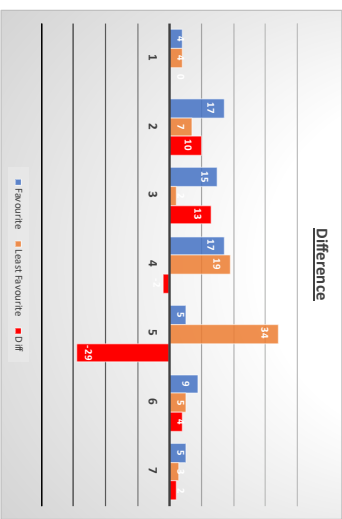
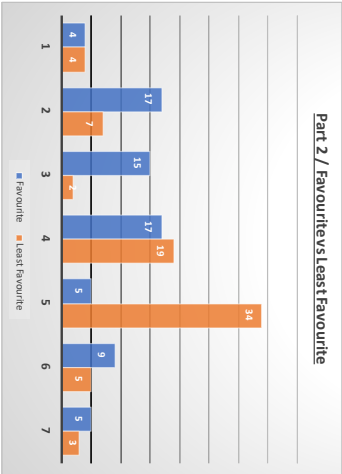
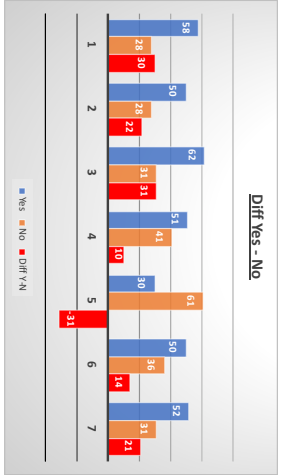
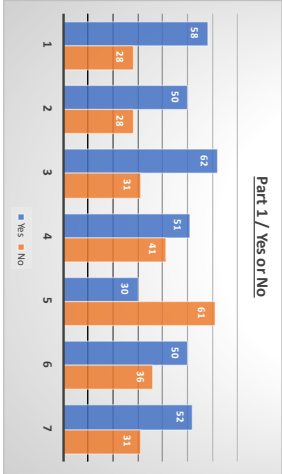
* 24 dwellings proposed

Part 2 / "What is your Favourite vs Least Favourite?"

Location of site	SA No	Ref No	Favourite	Least Favourite	Diff	Comments
Cyder Farm	LBP 03	1	4	4	0	
Sandgate	LBP 16	2	17	7	10	
Trinity Cottage	LBP 17	3	15	2	13	
Glayde Farm	LBP 19	4	17	19	-2	
Cedar Cottage / Timberlands	LBP 24	5	5	34	-29	
Cisswood Hotel	LBP 09	6	9	5	4	
Old Camp Farm	LBP 23	7	5	3	2	

Part 3 / Ranking Favourite vs Least Favourite

Location of site	SA No	Ref No	Favourite	Least Favourite	Diff
Trinity Cottage	LBP 17	3	15	2	13
Sandgate	LBP 16	2	17	7	10
Cisswood Hotel	LBP 09	6	9	5	4
Old Camp Farm	LBP 23	7	5	3	2
Cyder Farm	LBP 03	1	4	4	0
Glayde Farm	LBP 19	4	17	19	-2
Cedar Cottage / Timberlands	LBP 24	5	5	34	-29



APPENDIX 11

INDICATIVE HOUSING REQUIREMENT -

NOVEMBER 2018

Determining an Indicative Housing Requirement Number for Neighbourhood Plan Areas:

Lower Beeding Neighbourhood Plan

November 2018

1.0 Introduction

- 1.1 Following the publication of the revised National Planning Policy Framework (NPPF) in July 2018 Neighbourhood Plan areas can request from the Local Planning Authority an indicative housing requirement number for neighbourhood plan areas.

Paragraph 66 of the NPPF states:

‘Where it is not possible to provide a requirement figure for a neighbourhood area...’, [in a local plan] ‘the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority’.

- 1.2 The Horsham District Planning Framework (HDPF) was adopted in 2015. This document sets out the planning strategy for the land in Horsham District outside the South Downs National Park in the period to 2031. It identifies a requirement for at least 800 homes to be delivered each year, and policy 15 of this document sets out how this should be delivered. This policy includes a provision for at least 1500 homes to be delivered through neighbourhood plans. This policy does not however provide a parish by parish breakdown.
- 1.3 In light of the revised NPPF, and the overall neighbourhood housing number, there has been a formal request to Horsham District Council from a number of neighbourhood planning groups for an indicative housing number for their parish¹. This paper sets out how the indicative housing number was reached for the Neighbourhood Planners at Lower Beeding Parish. It should however be noted that the formal advice which the Council has provided to all parishes who are preparing a neighbourhood plan in Horsham District is that the most robust approach to determining the housing number for the purposes of plan-making remains the formal and comprehensive housing needs assessment offered via Locality. This remains the Council’s advice in addition to any indicative figure which it is requested to provide.

¹ West Grinstead, Lower Beeding and Itchingfield

2.0 Spatial Context

- 2.1 As set out in paragraph 1.2, the most recently adopted Local Plan for Horsham District is the Horsham District Planning Framework (HDPF) which was adopted in November 2015. At three years old, the HDPF is considered to be an up-to-date development plan. The Council's five-year housing supply at the time of writing is robust with provision at 116% of its 5-year requirement.
- 2.2 Horsham District Council is committed to a review of the HDPF and a preferred options document is programmed for publication in the Autumn of 2019. This document will need to allocate individual housing requirement figures to neighbourhood plan areas. Whilst the Council has commenced the background work to inform this process, this is a complex issue, and at the time of writing, there is still as yet no definitive figure derived from the Standard Methodology for calculating housing need as set out in the updated NPPF – with further consultation on this approach scheduled for early in 2019. The wider strategic housing issue is a strategic matter for the district council and the local plan review is the appropriate mechanism which can take in to account of wider housing needs of the district. This will be supported by a robust SA/SEA process which will consider a range of alternative options and the cumulative impacts of any approach which may be selected. **The starting point for the calculation of an indicative housing number are therefore the policies contained in the adopted HDPF.**
- 2.3 An indicative housing requirement figure at neighbourhood plan level therefore differs from a district wide number; rather, it is best thought of as a locally-specific assessment bringing together data from a range of robust sources, including the HDPF, SHMA, SHELAA and other data points, to determine a notional 'fair share' of housing development that the neighbourhood plan area can contribute within the wider context of the strategic housing market area and/or Local Plan housing target.

3.0 Local Planning Context

- 3.1 Policy 15 of the adopted HDPF states the district must provide *at least* 16,000 dwellings over the plan period. Paragraph 4 states that a proportion should be delivered through neighbourhood plans as follows:
- (4) 'The provision of at least 1500 homes throughout the district in accordance with the settlement hierarchy, allocated through Neighbourhood Planning.'*
- 3.2 Planned growth, including land allocated in a neighbourhood plan will need to be in general conformity with the strategic policies set out in Policies 3 (Development Hierarchy) and 4 (Settlement Expansion) of the HDPF in particular.
- 3.3 Policy 3 of the HDPF denotes the functions and roles of all settlements within the district and categorises settlements into types in accordance with the level of service provision to be

found within the settlement. There are four distinct groupings of classified settlements within this development hierarchy and a further category for unclassified settlements that are the least sustainable in terms of accommodating new development and should not be considered suitable for further growth during this plan period.

Policy 3: Development Hierarchy states:

Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy below:

*Main Town;
Small Towns and Larger Villages;
Medium Villages;
Smaller Villages; and
Unclassified Settlements*

- 3.4 Policy 4 states that in order for some communities to continue to be able to grow and develop it will be necessary for them to be able to expand beyond their current built form. By applying a set of criterion though allocating sites in the Local Plan or in Neighbourhood Plans, it will be possible to meet the identified local needs of those settlements in the hierarchy and provide an appropriate level of market and affordable housing in a sustainable manner.

4.0 Calculation of Indicative Housing Figures – Policy approach

- 4.1 The first approach to the calculation of an indicative housing figure looks at the how the 1500 homes can be accommodated in accordance with the settlement hierarchy set out in policy 3 of the HDPF. To calculate Lower Beeding's fair share of the 1,500 dwellings it was necessary to apply a 'policy on' approach. Utilising 2011 Census data it has been possible to focus on the settlement hierarchy and specifically those settlements who will be contributing towards meeting the 1,500 through the neighbourhood plan process. This approach takes account of which areas have been designated as a neighbourhood planning area and focuses on delivery and implementation of Policy 15 (4).
- 4.2 The table below sets out the proportion of dwellings within each built-up area of the settlement in accordance with Policy 3. The quantum of development within each built-up area is in part reflective of the categorisation of each settlement (in addition to other factors such as the provision of services and facilities) and is also in general conformity with Policy 4 which directs growth within built up area or on the edge of settlements and not in the wider parish which would be contrary to policy and with general sustainability principles.

Table 1. Dwellings within the Built-Up Area of Settlements (2011)

Settlement Hierarchy	Number of dwellings in Built up Areas
Main Town	
Horsham	20,945
Small Town and larger Villages	
Billingshurst	3013
Bramber and Upper Beeding	1355
Henfield	2176
Pulborough and Codmore Hill	2294
Southwater	3379
Steyning	3014
Storrington and Sullington	3971
Medium Villages	
Ashington	1010
Barns Green	369
Cowfold	560
Partridge Green	825
Rudgwick and Bucks Green	827
Slinfold	506
Warnham	566
West Chiltington Village and Common	3518
Smaller Villages	
Christ's Hospital	268
Lower Beeding	113
Mannings Heath	478
Rusper	266
Small Dole	331
Thakeham	602

Source: ONS 2011

- 4.3 North Horsham and Broadbridge Heath are not designated neighbourhood planning areas. The unparished part of Horsham Town, whilst designated for Neighbourhood Planning have indicated that they are not proposing to allocate land for housing development in their plan and will not be able to contribute towards the 1500 homes. The total number of dwellings in Horsham in the 2011 Census was recorded as being 56,516 dwellings. However, the total number of dwellings recorded in 2011 in all the settlements listed above is 29,431 dwellings. Lower Beeding is considered to be 'smaller village' and can be found in the fourth category that is defined, within Policy 3 of the HDPF, as follows:

‘Villages with limited services, facilities, social networks but with good accessibility to larger settlement (e.g. road or rail) or settlements with some employment but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.’

- 4.4 Therefore, it is expected the Neighbourhood Plan for Lower Beeding should come forward positively to plan for proportionate contribution to the total of 1,500 dwellings identified in Policy 15 (4), centred on Lower Beeding village.
- 4.5 To calculate a local plan derived housing number for Lower Beeding, the 2011 census states 113 dwellings are recorded within the built-up area of Lower Beeding and this equates to approximately 0.38% of the 29,431 dwellings listed in Table 1 excluding Horsham town and Broadbridge Heath. It follows, Lower Beeding’s proportion of local plan derived figure of the 1,500 dwellings as stipulated in Policy 15 would equate to **6 dwellings**.

5.0 Calculation of Indicative Housing Figures - Strategic Housing Market Assessment (SHMA)

- 5.1 The SHMA is a key document in the Council’s evidence base that informed the HDPF. It is integral to assessing a district’s housing needs for purposes of plan making and informing an overall housing requirement for the HDPF. The key document ‘Housing Need in Horsham District’ document was prepared by GL Hearn in March 2015 and the Strategic Housing Market Assessment (SHMA) that was last updated by Chilmark Consulting Ltd in October 2014.
- 5.2 Both documents concentrated on housing needs for the district wide area, and in the case of the SHMA, this was also used for the Strategic Housing Market Area that includes both Crawley and Mid Sussex. Both documents were used as evidence in support of the HDPF examination so considered robust. The SHMA update, prepared by Chilmark Consulting in October 2014 concluded that the minimum net additional affordable housing needed across the district was 225 dwellings per annum (dpa). In terms of the Objectively Assessed Housing Needs (OAHN) the ‘Housing Need in Horsham District’ prepared by GL Hearn in March 2015 confirmed that the full objectively assessed need for housing was 636 dpa over the 2011-2031 period.
- 5.3 The Inspector’s Report into the HDPF examination in October 2015 did corroborate the evidence summarised above and paragraph 39 of his report states that the 650 dpa figure for Objectively Assessed Need would support growth in the population of working age employment to meet the additional employment needs and some reduction in affordability pressures. It should be noted that the current requirement adopted through policy 15 of the HDPF is 800 dpa and this is because the district, through the duty-to-cooperate process, is meeting approximately some of Crawley’s unmet housing need (150 homes per year).
- 5.4 The SHMA alongside the adopted HDPF also presents an appropriate piece of evidence to deriving an indicative housing number at the NP level, because it is an authoritative source of evidence, and because it takes into account population and household projections, as set out in the 2012 Sub-National Population Projections (SNPP) which underpinned the adopted

HDPF. SNPP provide the basis for Household Projections which guidance has state should be taken as a 'starting point' in determining need at the local authority level. Housing Need in Horsham District (March 2015) identifies an OAN for Horsham District over the plan period 2011-2031 of **12,720 homes** (Para 6.2).

- 5.5 To calculate Lower Beeding's fair share of this target, it is again possible to apply Lower Beeding's proportion of housing in the district. At the time of the 2011 Census there were 113 dwellings in Lower Beeding (56,516 in the district); proportionally representing 0.19% of all homes in the district. This does not consider the Local Plan Settlement Hierarchy and is entirely appropriate given the OAN increase represents the whole of the district over the plan period. Consequently, Lower Beeding's fair share of the 12,720 equates to **24 dwellings**.

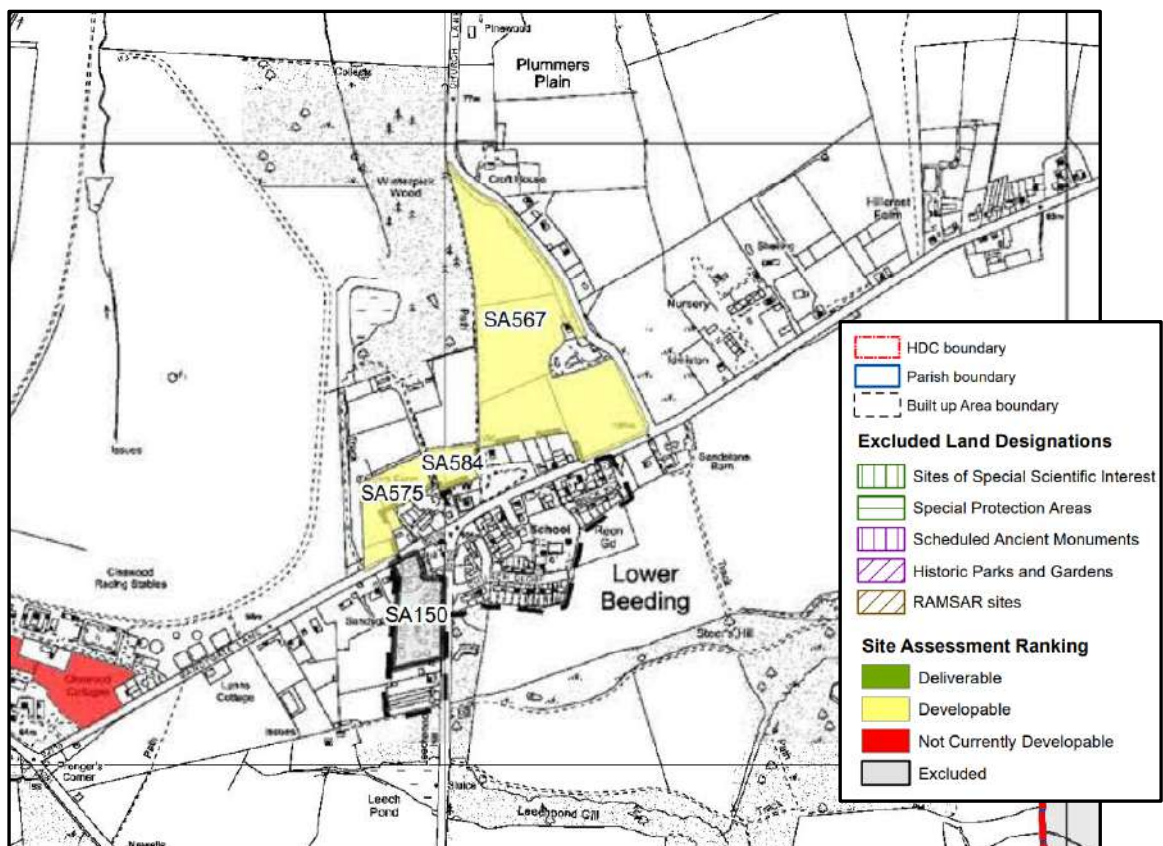
6.0 Calculation of Indicative Housing Figures - Housing Needs Registry (as of October 2018)

- 6.1 The Parish Council has supplied the District Council with a number of data sources relating to Lower Beeding Parish including the 'Community Led Plan Survey Report December 2013' undertaken externally which provided a valuable starting point for this exercise. The Parish Council commissioned Action in Rural Sussex (AiRS) in Dec 2013 to undertake the Survey to shape their vision for the Parish which looked at demographics, the type of facilities to meet residents future needs such as the desire for additional play area provision and allotment provision; the needs of the local business community with residents expressing a desire to see more local shops and businesses in the village; design and two thirds of local residents favouring small development of affordable housing. However, no formal affordable housing numbers was presented for consideration. Therefore, for the purposes of this paper the Council has sourced information on housing needs from the Housing Department at HDC. At the time of writing the HDC housing register states there are 677 households on the Council's Housing Register with 92 households stipulating Lower Beeding as their area of choice.
- 6.2 To convert households into dwellings, there was a requirement to make an adjustment to take account of vacant and second homes (a figure of 3.0% has been used; derived from 2011 Census data). This approach is consistent with the method undertaken by GL Hearn 'Housing Need in Horsham District' March 2015 which underpinned the HDPF at Examination. It follows 92 households would equate to approximately **95 dwellings**. Upon further consultation with the district's housing department it is acknowledged the housing needs register is 'live' and is adjusted regularly and that applicants to the Housing Register can select a number of choices throughout Horsham. Some applicants could potentially be accommodated elsewhere if opportunities arise, therefore the quantum of 95 dwellings is to be considered a maximum value.

7.0 SHELAA Capacity

- 7.1 In addition to the calculation of the indicative figures, the Council has also taken account of the Strategic Housing Land Availability Assessment (SHLAA) to understand the context and potential capacity for development land in Lower Beeding Parish.
- 7.2 The SHLAA is a high-level assessment of land that is used as a starting point to help decide which sites are suitable, available and achievable in development terms, and could potentially be allocated for development in Local Plan documents. The SHLAA is not Council policy, and is not a definitive assessment of available sites but it is the start of a process to promote further investigation. The latest iteration of the SHELAA is available on the Council's website and at the time of writing is the 2016 version. These sites are shown in Figure 1 below.
- 7.3 Any land which is allocated for development in Lower Beeding Parish will need to be in general conformity with Policy 4 of the HDPF. It is acknowledged the Parish Council has undertaken a call for site consultation and additional land to that in set out in the Council's assessment may have come forward for consideration. Whilst it will be for the neighbourhood planners to consider the most appropriate site/s to allocate development the outcome of the Council's SHLAA assessment indicates that sufficient land subject to further detail investigation is likely to be available to meet the indicative housing figure on sites which are available, deliverable and achievable.

Figure 1. The 2016 SHELAA Assessment – Lower Beeding



8.0 Conclusions

- 8.1 The indicative housing figure is derived from robust evidence base available to the Local Planning Authority. To come to an indicative housing number of **51 dwellings** for Lower Beeding the key data sources are listed below which taken together inform key trends (please refer to Table 2). No data source was given more weight than the other as stipulated in Paragraph 66 in the revised NPPF, and the Council is of the view that it is a reasonable assumption to take the mid-point between the data sources as an appropriate method to reach an overall indicative housing number.
- 8.2 The indicative housing number does not take into account local constraints nor infrastructure capacity. It will be for the plan makers to undertake best endeavours to accommodate the number applying reasonable assumptions consistent with the principles of sustainable development to deliver the number in its entirety.

Table 2. Indicative Housing Number for Lower Beeding.

Data Source	Number of Dwellings	Mid-point
Local Plan Derived figure	6	51
SHMA derived figure	24	
Housing Needs Register derived figure	95	

- 8.3 It should also be recognised that these figures may need to be revised in the light of additional evidence (e.g. housing needs) becoming available. These figures are also only reflective of those set out in the current HDPF, and the housing need for the parish may need to be revised in due course to reflect updated needs which may emerge through the local plan process.

APPENDIX 12

CORRESPONDENCE SENT TO HORSHAM DISTRICT COUNCIL - NOVEMBER 2018

EMAIL ONLY

Norman Kwan
Norman.Kwan@horsham.gov.uk

63a Ship Street
Brighton
BN1 1AE

☎ 01273 947 776
Email laura.bourke@dowsettmayhew.com
URL www.dowsettmayhew.com

15 November 2018

Dear Norman

Lower Beeding Neighbourhood Plan: Indicative Housing Number

I write further to the Indicative Number provided for Lower Beeding Parish Council on the 01 November 2018.

The Neighbourhood Plan Working Group (NPWG) have advised they wish to meet with your Authority to discuss the Report and to clarify matters. Catherine Howe, has requested further details on what the NPWG wish to discuss ahead of the meeting in order to ensure we have a productive discussion. In light of this, I set out below matters which we wish to discuss.

General Queries

- Clarification with respect to Paragraph 3.3 which states unclassified settlement are “the least sustainable in terms of accommodating new development and should not be considered suitable for further growth during this plan period”; and how this relates to the previous advice provided in respect of Crabtree (as set out in email dated 04 December 2017).
- Clarification of reasoning to blend 3 different data sources to derive the indicative housing number.
- Clarification in relation to the delivery mechanism to facilitate the indicative number - windfall/allocation(s).

Calculation of Indicative Housing Figures - Strategic Housing Market Assessment SHMA

- Interplay of paragraph 66 of the National Planning Policy Framework (NPPF), which requires the “indicative figure” to take into account factors such as the latest evidence of local housing need” v paragraph 5.4 of the Report. This sets out how the SHMA alongside the Horsham District Planning Framework (HDPF) presents an appropriate piece of evidence to derive an indicative housing number as it takes into account population and household projects, as set out in the 2012 Sub-National Population Projections (SNP) which underpins the HDPF.
- To what extent has HDC considered more recent population projections.
- Interplay of SHMA and housing strategy for the district, as set out in HPDF Policy 15: Housing Provision.

- Clarification as to what extent does the above method have regard to completions and commitments.

Calculation of Indicative Housing Figures - Housing Needs Registry (as of October 2018)

- Clarification of inter-play of total number of households on Housing Needs Register v number of households stating a preference for Lower Beeding.
- Interplay of affordable housing v market housing.
- Interplay of housing needs register derived figure v paragraph 2.2 which states “the starting point for the calculation of an indicative housing number are therefore the policies contained in the adopted HDPF”.
- Interplay of housing needs register derived figure v paragraph 2.3.

I trust this is helpful and will enable a productive discussion. I note you are unavailable until week commencing 26 November 2018.

I can confirm a Member of the NPWG and Dale and I are available to meet on either 26 November 2018 (pm), 27 November 2018 (am) or 28 November (am).

I would be grateful if you could please let me know if any of these dates/times are convenient.

I look forward to hearing of a convenient meeting date.

Yours sincerely



Laura Bourke BA MSc MRTPI

Senior Planner

CC:

Catherine Howe - Catherine.Howe@horsham.gov.uk

Geoff Peckham - geoff.peckham@lowerbeeding.com

Leslie Bamford - leslie.bamford@lowerbeeding.com

Dale Mayhew - dale.mayhew@dowsettmayhew.com

APPENDIX 13

CORRESPONDENCE SENT TO HORSHAM DISTRICT COUNCIL - JANUARY 2019

EMAIL ONLY

Norman Kwan
Senior Neighbourhood Planning Officer

norman.kwan@horsham.gov.uk

63a Ship Street
Brighton
BN1 1AE

☎ 01273 947776

Email laura.bourke@dowsettmayhew.com

URL www.dowsettmayhew.com

21 January 2019

Dear Norman

Further to my recent correspondence dated 14 January 2019, I also wish to request, for an on behalf of Lower Beeding Parish Council, clarification on Horsham District Council's (HDC's) position on the proposed allocation in Crabtree.

On the prima facie, there appear to inconsistencies in HDC's response to this matter. To ensure we are working collaboratively on this matter, the Neighbourhood Plan Working Group (NPWG) would be grateful if you could please respond to the queries set out below.

As you are aware, the NPWG have undertaken a "Call for Sites" as part of the preparation of the Lower Beeding Neighbourhood Plan (LBNP). In response a number of sites were submitted for consideration. All sites have been assessed with environmental and policy constraints given due consideration.

In determining "preferred sites", the NPWG have sought clarification from your Authority on the appropriateness of proposing allocation(s) in Crabtree. In response, HDC have set out their position. For ease, I set out below, advice received to date.

Advice received, from yourself, on 04 December 2017 stated:

"I've spoken to my colleagues on this matter and acknowledge the policy [HDPF Policy 4] was framed in this way to allow consideration (flexibility) of having minor development in places such as Crabtree where there is a modest settlement with one of two local services in place. First and foremost the emerging LBNP should seek to be in conformity with the HDPF and development and growth should be guided spatially in accordance with the settlement hierarchy. However within Horsham we do accept there are some settlements who are unclassified in the hierarchy whereby there are a collection of dwellings and one or two services such as a shop or a local pub to service them. The retention of such services especially in rural areas are dependent on a viable local community and therefore it may be appropriate to allocate some modest development to those areas to sustain their vitality. Nevertheless we'd expect any proposal to be modest (approximately 6 dwellings and certainly not something substantial), abuts the existing settlement edge and a sound "planning" case to be made to support an allocation in such a location supplemented by robust evidence. It is not greenfield allocation in the open countryside by backdoor. I would still expect your significant growth to be focussed in and around Lower Beeding"

As I mentioned in our meeting I would also draw your attention to Paragraph 55 of the NPPF whereby there is scope for modest development in the countryside provided if a strict criterion is met and considered to be departure from the local planning framework."

Advice received, from Barbara Childs, on 18 March 2018:

".....Within Horsham district, we accept there are some settlements which are classed as 'unclassified' in the settlement hierarchy, but have some limited services such as a shop or a local pub to serve them. Therefore it may therefore be appropriate to allocate some modest development to those areas to sustain their 'vitality'. Nevertheless we'd expect any proposal to be modest in scale so as to be in accordance with the nature and scale of the settlement in question and to be supported by the necessary evidence to justify its allocation".

Advice received, from you, on 21 December 2019 stated:

"The previous advised provided by Council officers stands. The modest allocation within Crabtree (6 dwellings) is expected to come forward under National Planning Policy Framework - Paragraph 77-79 of the NPPF 2 (2018) and would secure both housing for rural workers to meet essential local need and the proposal would also secure a heritage asset (a robust heritage impact statement in accordance with Historic England guidance should be provided as part of the evidence base) effectively meeting two of the five criterion as stipulated in paragraph 79 in the NPPDF. It is expected the emerging plan is required make a compelling case for this allocation."

The NPWG acknowledge/agree with HDC's advice that the majority of growth should be directed to/focussed within the main settlement of Lower Beeding. The LBNP strategy is based upon this approach. Given the existing facilities in Crabtree and your Authority's advice on the suitability of Crabtree, the NPWG have agreed the majority of growth should be focussed in Lower Beeding with modest development allocated in Crabtree.

To be clear, at no stage in plan preparation, has the NPWG indicated housing in Crabtree would be proposed for rural workers. It is therefore unclear why recent advice has stated a modest allocation in Crabtree is expected to come forward under para 77-79 of the NPPF and would secure housing for rural workers. I can confirm the NPWG do not intend to allocate housing for this purpose as part of the LBNP.

In addition, recent advice has stated any proposed allocation would secure a heritage asset and a robust heritage impact statement should be provided. As you are aware, national planning policy guidance, advises the evidence base of a Neighbourhood Plan should be proportionate. It is therefore considered onerous for Lower Beeding Parish Council to have to provide this level of detail at this time. In our experience, this level of detail for proposed allocation(s) in a Conservation Area, is not required as part of plan preparation. This level of detail, where required, is provided at the planning application stage and therefore the onus is on the applicant(s) to provide the necessary accompanying assessments as part of the determination of any planning application. Should your Authority consider this level of detail is required at this stage in plan preparation, I would appreciate if you could please set out the reasons why.

Q(a): Please confirm your Authority's view on Lower Beeding Parish Council's intention to propose to allocate modest housing (i.e open market housing) in Crabtree?

Q(b): Please confirm your Authority's view on the level of evidence to be provided to support any proposed allocation(s) in Crabtree?

I would be grateful if you could also provide a written response to these matters by 28th January 2019.

I look forward to hearing from you on these matters.

Yours sincerely

A handwritten signature in black ink that reads "Laura Bourke". The script is cursive and fluid, with the first name "Laura" and the last name "Bourke" clearly distinguishable.

Laura Bourke BA MSc MRTPI
Senior Planner

CC: Dale Mayhew - dale.mayhew@dowsettmayhew.com
Catherine Howe - catherine.howe@horsham.gov.uk
Geoff Peckham - geoff.peckham@lowerbeeding.com
Leslie Bamford - leslie.bamford@lowerbeeding.com

APPENDIX 14

**HORSHAM DISTRICT COUNCIL RESPONSE -
FEBRUARY 2019**

Laura Bourke
Downsett Mayhew
63a Ship Street
Brighton
BN1 1AE

Our ref: Lower Beeding
Your ref:

Date: 26 Feb 2019

Sent by email.

Dear Laura,

Re: Crabtree – Lower Beeding Neighbourhood Plan

Thank you for your letter dated the 21 January 2019. I apologise for the delay in our response to you. Having reviewed your letter we now have the opportunity to respond to the questions raised in your letter.

Q(a): Please confirm your Authority's view on Lower Beeding Parish Council's intention to propose to allocate modest housing (i.e open market housing) in Crabtree?

We acknowledge the Steering Group's aspirations to allocate a modest infill development site in Crabtree. The informal advice put forward to members of the steering group to date has been made in good faith in order to provide a policy framework to facilitate this.

Policy 3 of the Horsham District Framework clearly stipulates Crabtree would be an unclassified settlement and it is therefore expected that the majority of any growth should be directed at Lower Beeding which is acknowledged in your letter of the 21 January:

'The NPWG acknowledge/agree with HDC's advice that the majority of growth should be directed to/focussed within the main settlement of Lower Beeding. The LBNP strategy is based upon this approach.'

It is however recognised that it may be appropriate to allow a small amount of development in other 'unclassified' settlements in order to help sustain their vitality. To help justify the allocation of some modest infill development it is considered that the Parish will need to set out how the proposal will contribute towards this. It should be noted that this was a line of questioning during the Examination of the Wineham and Shermanbury neighbourhood plan, where the examiner sought to understand what community benefits (including affordable housing) the allocation in that plan would provide.

Following a meeting with officers and steering group members on 23 August 2018, the understanding was that the site presents an opportunity to bring forward a development on previously developed land that could help enhance the setting of the local heritage assets to the north east of the site. In addition, at the time of the meeting it was understood that the site may potentially help to meet accommodation needs for staff at the nearby South Lodge hotel. It is recognised that this latter point may no longer be the case, but nevertheless it is recognised that development may help to meet wider needs and help to sustain the longer term vitality of the village.

Q(b): Please confirm your Authority's view on the level of evidence to be provided to support any proposed allocation(s) in Crabtree?

It is considered that the proposal to allocate at this location will need to set out how the impact on the Conservation Area and the potential for the development to enhance local heritage assets has been considered and that any specific issues or requirements in this respect are covered in the policy wording of any allocation. It is not however expected that a full heritage impact assessment would be required at this stage. We would however draw your attention to the advice note published by [Historic England](#) (HE) on site allocations. The advice in the note states the following:

'Understanding the relationship between a potential site and relevant heritage assets will help to determine the suitability in principle of the site for development. Once the principle is deemed acceptable, that understanding can then help in the preparation of a brief or development criteria in the allocation policy itself. This will help to inform, for example, development density, building heights, footprint and an overall quantum to ensure that development will not only be deliverable but will avoid harm to heritage assets'.

To aid the process of understanding the relationship between the potential site and the heritage characteristics of the CA, a proportionate [character assessment](#) could be a useful tool during the evidence gathering stage prior to site allocation to demonstrate how a proposed allocation would have a net positive impact on the Crabtree Conservation Area.

It is envisaged undertaking such an exercise will be of a positive benefit and will aid the neighbourhood planners to understand this relationship and justify the principle of infill development being accepted within the CA at Crabtree.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Norman Kwan'.

Norman Kwan

Senior Neighbourhood Planning Officer

APPENDIX 15

HORSHAM DISTRICT COUNCIL RESPONSE -

APRIL 2019

Laura Bourke
Downsett Mayhew
63a Ship Street
Brighton
BN1 1AE

Our ref: Neighbourhood Plans
Your ref:

Date: 04 April 2019

Sent by email.

Dear Laura,

Re: Neighbourhood Planning

Thank you for your communication dated the 11 Feb 2019. Please accept my apologies in the delay in getting back to you. We have had a high volume of neighbourhood plans reaching key stages of their preparation and this has needed to be our focus. Following our meeting in February, I now have the opportunity to clarify our position on the issues that we discussed.

Indicative Housing Numbers

The indicative housing numbers that we have prepared for the parishes who requested this information are based on the housing requirements set out in the Horsham District Planning Framework (HDPF) – i.e. *at least* 1500 homes. In the future, it will be necessary to consider how neighbourhood planning will contribute to the delivery of housing taking account of the new standard housing methodology. This will be set out in the Council's Preferred Strategy that is programmed for consultation in the autumn of 2019. This document will not form Council policy at that stage, and the adopted HDPF will continue to be the starting point for decision making until the adoption of the new Local Plan.

The calculation of the indicative housing numbers was based on the range of factors set out in paragraph 66 of the NPPF. The use of the housing register data was considered appropriate as a general reflection of overall local housing needs given that our Strategic Housing Market Assessment is currently in the process of being updated. Although we recognise that there are those on the Housing Needs register who can express a preference to live in more than one parish, we are aware of others in the district who are in housing need but do not qualify for the register (eg hidden households).

At the current time, all parishes preparing neighbourhood plans will need to use the Horsham District Planning Framework as the starting point for plan making. Where indicative numbers have been provided, it is expected that these numbers will be provided for in the plan unless there is robust evidence (e.g. significant national constraints such as the South Downs National Park) as to why the number cannot be met.

The Council is aware that the revised local plan will have implications for parishes who are preparing neighbourhood plans, and has been discussing these with parishes across the district.

Seminars were with neighbourhood planning groups on 30 January and 8 February 2019 and written advice has been provided the pros and cons of whether or not to continue with a plan. Although the circumstances vary from parish to parish, we are requesting that an initial view is provided to HDC by 31 May 2019 on whether local groups would like to continue with neighbourhood planning or whether it would wish to take the opportunity to work with HDC who will allocate land for development through the local plan review process. For clarification this is not HDC imposing any 'top down' directive but in light of some groups struggling with the ever increasing burden of producing a neighbourhood plan.

Other Considerations

Where schemes over 5 units have been granted planning permission following the adoption of the HDPF in November 2015, these numbers can be discounted from the parish housing requirement. Developments of less than 5 are considered windfall and are accounted for in a separate part of the Council's Annual monitoring report, and would be considered 'double counting'. Sites which were already identified in the Council's housing supply before 2015 cannot be counted towards neighbourhood planning as they form part of the overall requirement of 'at least 16,000 homes' set out in policy 15 and would also be considered 'double counting'.

Regarding the status of 'Reserve Sites' in emerging Neighbourhood Plans: At the recent examination of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) reserve sites were not supported by the examiner. His reasoning was that all sites which are considered to be suitable, available, deliverable and achievable should not be artificially restricted from coming forward, given the need for housing within the plan area.

Within the Horsham District Planning Framework, strategic sites are defined as being those of around 200 dwellings or more. Horsham District Council does however recognise that a flexible approach as to how larger sites can be delivered may be necessary and has been in discussion with some parishes in relation to allocating larger sites in a neighbourhood plan.

It should however be noted that the larger strategic scale of such sites is complex and may require discussions with strategic infrastructure providers / transport assessment work and require a significant evidence base to demonstrate delivery. Neighbourhood Planning groups considering such an approach will need to consider if they have access to the necessary resources and skills to pursue such an approach.

As part of our Duty to Support package, Horsham District Council can provide an informal health check on emerging neighbourhood plans. We aim to respond in around six weeks, but this can be dependent on capacity and resource of colleagues in other departments in the Council. We are happy to have an informal discussion regarding likely timescales prior to any health check submission if you would find this beneficial.

Yours sincerely,



Catherine Howe
Principal Planning Officer

APPENDIX 16

HEALTH CHECK - AUGUST 2019

**LOWER BEEDING
NEIGHBOURHOOD PLAN 2018 – 2031 HEALTHCHECK COMMENTS
SEPT 2019**



Thank you for submitting a draft of the Lower Beeding Neighbourhood Plan to HDC for an informal health check. It is clear that a great deal of hard work has gone into the preparation of the plan to date.

The comments set out below provide a number of more general and detailed comments on the plan, together with an explanation as to why the comment has been made.

The level of work and effort put into the Neighbourhood Plan and the attempts to make the evidence base is to be commended. Every attempt has been to meet the Objectively Assessed Need locally through the allocation of site which are deliverable and available.

Summary of key issues:

- It is recommended the plan includes a statement in reference to the Local Plan Review. It is also recommended is made in a statement in the plan to commit to full or partial review for the plan to avoid being superseded.
- Further evidence is required to support Local Green Space designations
- The Policies Map need to be updated to reflect proposed access into the sites.
- Provide clarification on the total number of units proposed to come forward through windfall development and provide evidence to support this.
- It is recommended that the name / description of the Churches are consistent to ensure clarity and avoid confusion.

NP Paragraph No / Policy No.	Suggested Change / Comment	Reason for comment
General	It is suggested that abbreviations such as LBNP be retained but NPWP LBPC should be used in full for clarity and consistency and to avoid any confusion. NPWP has been referred to in a number of different forms such as 'NPWP' 'Neighbourhood Plan Working Party' 'Working Party.'	For clarification -It would be useful to refer to the LBNP by one term only to avoid any confusion with the HDPF
General	It is advised that all objective and policy criterion be numbered to ensure referencing is made relatively simple for decision makers when writing reports and undertaking appeals. This is applied inconsistently throughout the plan. Bullet points should be replaced accordingly.	For clarification and efficiency
General	<p>Replace the wording 'Proposals Map' with 'Policies Map' as this is the terminology used in planning legislation.</p> <p>Please check all proposed landuses within the plan are denoted on the Policies Map and any subsequent Inset Maps – for example proposed local green spaces, proposed buffer zones, proposed access arrangements, designated play spaces and any proposed cycling or pedestrian links.</p>	<p>To accord with legislation. The Policies Map shows allocations and designations arising from policies in the local plan or neighbourhood plan.</p> <p>The Policies Map should be a map which—</p> <ul style="list-style-type: none"> (i) identifies the location and boundaries of allocations and designations, (ii) is reproduced from, or based on, an Ordnance Survey map, (iii) shows National Grid lines and reference numbers, and (iv) includes an explanation of any symbol or notation which it uses <p>It follows all policies relating to land use should be delineated on the policies map – proposed local green spaces, proposed buffer zones, designated play spaces and any proposed cycling or pedestrian links.</p>

General	Where possible web links should be inserted into the text relating back to background evidence.	To link the plan with the extensive background evidence which supports and underpins the plan.
General	Provide a glossary of terms.	To provide clarification for the general public who may be confused by the number of technical terms the plan refers to. For example: SSSI, HNA, SEA, NPPF etc.
General	Amend title of the Lower Beeding Approved Sites Map:	For Clarity
	Typo: Lower Beeding Approved sites map	
General	Para 1.18 and 1.21 should clarify abbreviation for Sustainability Appraisal (SA)	For clarification
General	Para 2.14 Holy Trinity Church a Grade II listed Building	For clarification
	A link could be included to https://britishlistedbuildings.co.uk/search/?q=RH13+6NU#.XZNyx4FxKIuK	
Policy 2: Landscape Character		
Para 4.10	Revise wording to give reference to para 170 of the NPPF rather than 174 and add additional wording to include two bullet points a) protects and enhances valued landscapes and <i><u>b) recognize the intrinsic character and beauty of the countryside accused</u></i>	The most recent version of the NPPF refers to natural and local environment at para 170 a) and b) rather than the 174 as mentioned.
Policy 2	Suggest the policy makes the distinction between protecting and enhancing value landscapes and recognising the intrinsic character and beauty of the countryside	The NPPF July 2019 doesn't specifically use the word protect in para 170 unless it's a valued landscape. Para 170b) refers to 'recognising the intrinsic character of the landscape' rather than protecting it so there is a risk that policies that use this wording could be considered more onerous than the NPPF as arguably all development causes harm and therefore does not protect the countryside. Amending the wording to distinguish between the two should ensure the policy is not found to be more onerous than the NPPF when considering a site outside the AONB.

Policy 2	It is suggested that the policy be re-worded as follows; Development proposals which conserve and enhance the Natural Environment and landscape character of the Parish will be supported subject to compliance with other policies in the LBNP.	For clarification
Policy 3: Green Infrastructure		
General	Set out what defines green infrastructure in the glossary	
General	Recommend making the distinction between GI sites with demonstrably high ecological value and no important ecological value	To ensure the policy is not over-prescriptive and used to stifle development.
		Recommend making distinction that GI with no important ecological value will not be retained. But sites that have been identified as having GI demonstrable value will be conserved.
Policy 3 para 2	Typo: change wording to 'will be supported'	For clarity
Para 4.11	Amend formatting - add space between 'place. Parish'...	For clarification
Para 4.15	See adjacent image, delete additional reference 'Fig 10' from image showing 'View from Public Bridleway overlooking Eastlands Farm'	For clarification
Policy 4 Sustainability		
Para 4.17	Replace bullet points with roman numerals	For clarification
Policy 4	Typo: change wording from 'which' to 'whilst' It is suggested that the policy be re-worded as follows; Development proposals which incorporate sustainable resource measures designed to adapt to the impacts of climate change in order to improve the sustainability of development will be supported.	For clarification
Aim 1: Light Pollution	Suggest amending the wording to: 'The Parish Council will support development proposals where design minimises light pollution and conserves the dark skies and rural tranquil character of the Parish.	For clarification
Para 4.23	Amend para There are no Air Quality Management Area (AQMA's) in Lower Beeding .	For clarification

Section 5: Housing		
General	Explain how many units are expected to be delivered through windfall development and provide evidence to quantify that.	Whilst it is noted that the plan intends to deliver the 51 units set out in the Determining an Indicative Housing Requirement Number for Neighbourhood Plan Areas' document, November 2018' Only 45 units have been allocated within the plan. From the information included in para 5.15 it can be assumed that the remaining 6 units are to come from windfalls.
		<p>The PPG guidance on Housing and Economic Land Availability Assessment states a windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.</p> <p>If windfalls are to be relied on, then there needs to be a specific windfall policy based on historical data. It also needs to be clear that the portion attributed to Lower Beeding does not result in double counting of the 50 dpa already apportioned to the rest of the district.</p>
Para 5.2 - 5.15	The Neighbourhood Development Plan is a document that clearly seeks to protect and preserve the rural nature of Lower Beeding, and is supported by robust background research and evidence. It is advised however that details set out in the introduction could be condensed with background information being referred to but set out within a separate supporting document. For example para 5.2 - 5.15 could be condensed and the content reduced. Explanations of how Local Housing Need is calculated could be referenced in a separate supporting document.	For clarification
Para. 5.28	Include a total for the number of units allocated through the LBNDP	For clarification and to assist decision makers easily understand the extent to which the plan is meeting the required housing number

General	Prescriptive wording on policies 6 – 9 should be amended to development proposals for at least x units.	For clarification
Policy 6: Land at Cyder Farm		
Policy 6	Due to the sites location within the Crabtree Conservation area it would be useful to provide an indication of the proposed 6 units to ensure consideration has been given to the existing settlement pattern. Is an illustrative masterplan for the site available?	<p>The current policy could be perceived to have an urbanising effect on the locality given the sites location within the Crabtree Conservation area.</p> <p>It is recommended that a narrative be included to explain how the proposed units would relate to the wider context and existing settlement pattern.</p> <p>Whilst the principle of development is accepted, it will be important for any development to relate to the existing historic service buildings immediately to the north and the context of the now ruinous Cyder House to the east. The group of historic buildings including Dairy Cottage, Middle Cottage and Laundry Cottage should be considered non-designated heritage assets and positive contributors within the conservation area. I would like this intention to respond to and respect the heritage context of the site explicitly stated within the Plan.</p> <p>For further discussion with HDC</p> <p>For clarification as it may not be possible to retain all mature trees and hedgerows</p>
Policy 6	Caveat bullet point 5 with 'where appropriate'	

Policy 7: Land at Trinity Cottage		
Policies Map	Demonstrate access on the policies map where access into the site will be.	The examiner will require a clear direction of where access into the site will be as it is currently unclear from the text.
Bullet 4	Change wording to 'Grade 2 Listed Holy Trinity Church' rather than the Lower Beeding Parish Church	For clarity and consistency
Bullet 5	Define what is meant by 'wider views of the Parish Church' Amend wording to refer to 'Grade 2 Listed Holy Trinity Church' rather than 'Parish Church'	For clarity we recommend that background evidence is provided setting out what is meant by 'wider views of the church' and whether these views are to be effected by development on the proposed site.
Bullet 6	Caveat bullet point 6 with 'where appropriate'	For clarification as it may not be possible to retain all mature trees and hedgerows
Policy 8: Land north of Sandygate Lane		
General	The policies map should indicate access arrangements into the site as this is currently unclear	For clarification
Bullets 4 and 5	Change wording to 'Grade 2 Listed Holy Trinity Church' rather than the Lower Beeding Parish Church	For clarity and consistency
Bullet 6	Caveat bullet point 6 with 'where appropriate'	For clarification as it may not be possible to retain all mature trees and hedgerows
Policy 9: Land at Glayde Farm (Field B)		
Policies map	Clarify access arrangements into the site. The proposals map should indicate how the site will be accessed as this is currently unclear	It is unclear how the site can be accessed from the B2110 (Handcross Road) as the site doesn't adjoin the road. If the proposal is to access the site via the lane which runs alongside the Holy Trinity church and Vicarage then this could impact the setting of a heritage asset as it would significantly increase vehicular traffic in very close proximity to the Church a Grade 2 listed building. In addition there are grave stones either side of the lane leading up to the site past the church making it difficult to widen if this was necessary for service vehicles.

Bullet 5	Change wording to 'Grade 2 Listed Holy Trinity Church' rather than Holy Trinity Church	For clarity and consistency
Bullet 6	Provide clarification as to what is meant by 'wider views' of the church	For clarification
Bullet 6	Caveat bullet point 6 with 'where appropriate'	For clarification as it may not be possible to retain all mature trees and hedgerows
Section 5 Housing		
Affordable Housing	Para 5.51 - Although the information set out in this paragraph reflects the HDPF policy position, the recent Ministerial Statement and the draft NPPF set out that affordable housing contributions cannot be sought on sites of fewer than 10 dwellings . This point should be referenced.	To reflect recent policy changes to ensure conformity with basic conditions.
Policy 9	<p>Horsham District Council is supportive of the aims of providing a range of housing sizes in Lower Beeding and recognizes that the policy is based on evidence carried out for Horsham District. The delivery of a mix of housing units is however likely to vary from site to site depending on its size and issues such as viability and may potentially change over the lifetime of the plan as 2031. This requirement may be particularly difficult to achieve on smaller infill locations. It is therefore suggested that this policy is reworded to ensure that it is sufficiently flexible – for example Policy 9 Point (1) could be amended to read</p> <p>Developments should seek to provide a mix.....</p> <p>It is suggested that the policy be re-worded</p>	For clarification
Policy 10 : Housing Mix	<p>Recommend the last part of the sentence 'as indicated in the most recent Housing Needs Survey' be removed</p>	<p>Restricting the policy to only take account of the AIRS Housing Needs Survey means the evidence will be outdated before the end of the plan.</p> <p>To ensure accurate figures the Housing Needs Survey would need to be updated every 5 years. The suggestion to delete last part of sentence would mean the District Council's own</p>

		evidence base on local needs could also be considered as it is updated to feed in to the Local Plan Review.
Policy 10 : Housing Mix	It is suggested that the policy wording be amended to Development proposals for residential development which seek to include a mix	For clarification
Policy 13: BUAB	Bullet points should we changed to roman numerals i ii iii etc Although Horsham District Council is supportive of the aims in ensuring that development is primarily located within the built-up area of Lower Beeding. This is already a requirement of Policy 3 of the HDPF. Outside BUAB proposals must come forward in accordance with HDPF policy 4. The government is clear (e.g. in the NPPF) that there should be no repetition of additional policy which is currently the case for Policy 13. The policy should either be reworded to be locally specific, whilst remaining in general conformity with HDPF policy 3 and 4 or it should be removed as it is already covered by higher level policies – reference to the HDPF can be made in the document text to ensure that this point was clear to anyone reading the plan. Suggest rewording the policy and supporting text to make it clear that there are additional criteria in Policy 33 of the HDPF that should also be adhered to.	For clarification and efficiency To ensure conformity with the basic conditions
Para 1	Amend first bullet point to take account of the fact that there may be development beyond the BUAB that would be permitted such as exceptions schemes and permitted development.	The first paragraph of this policy is over prescriptive as there could be barn conversions which come through Prior Approvals or through paragraph 79 pf the NPPF.
Aim 6 Waste Management	Consider removal of this aim or reword the aim to make it clear that 'proposals which include measures to reduce the amount of waste sent to landfill will be supported' Make reference to Policy 37 of the HDPF where this is covered in more detail 'Minimise construction and demolition waste and utilise recycled and low-impact materials'	The inclusion of this aim seems unnecessary as Lower Beeding PC would not have any impact on waste collection and disposal which are District Council and County Council issues respectively.

Policy 14: Recreation areas	HDC is broadly supportive of Policy 14 however Sports pitches and spaces are already protected in the HDPF (Policy 43) and in national guidance and legislation (NPPF 2019 para 97 respectively). Does this policy bring added value?	Make it clear how this policy will be applied in the context of Policy 43 of the HDPF
Policy 15: Protecting Local Green Spaces		
Policy 15	Proposals to designate Local Green Space must adhere to <u>all</u> the tests as set out in paragraph 100 of the revised NPPF 2019 respectively. Ultimately it will be for the examiner to assess the validity of each Local Green Space proposal. The identification of public spaces which fails to meet the stringent LGS test have a secondary designation of 'Local Community Space'. This designation does not have the same weight as Local Green Space which is a formal designation put forward by the NPPF but should be considered a local designation which carries limited weight. Utilities Infrastructure are covered by permitted development rights as have statutory powers to access land and carry out necessary works under the various Acts (water, electricity and gas).	To ensure the policy meets the basic conditions. Schools, tennis courts, village halls and allotments are protected by other policies within the NPPF and do not need to be designated as green spaces Please provide evidence to justify local green space designations. It is advised the steering group look at other parishes who have undertaken this exercise and use as a template. To meet the basic conditions
Policy 18 Economic Growth	The Council is supportive of policies which seek to ensure that employment land within Horsham District is protected. The policy does not specifically refer to rural economy or business outside the BUAB. The policy as written presumes that Employment uses would be on BUAB although doesn't reference this, whilst it refers to 'previously developed land' the policy should be less ambiguous. The policy should be in general conformity with HPF policies 9 and 10. This is considered to be too prescriptive and each proposal should be assessed on its own merits against the presumption.	Modifications are sought in order for the policy to meet the basic conditions.

Policy 18	<p>The reference to “Character and Vitality” is not very clear as it would be difficult to assess a commercial proposal in terms of the impact on vitality.</p> <p>Recommend rewording the policy to remove ‘vitality’</p> <p>Also the reference to “respects” residential amenity is too vague. A recommendation would be to suggest an approach where the commercial proposal has no significant detrimental impact on residential</p>	For clarification and to ensure the policy is robust
Economy General	Include a policy which protects existing employment floorspace	To ensure robustness of the plan
Section 8 Transport	Views from WSCC should be sought as the Highway Authority.	For clarification and efficiency
Aim 10 Accessibility	<p>Cycle and pedestrian routes which offer directness, access and connections, attractiveness and convenience are broadly supported but in certain circumstances the available to cross land under private control may not be possible. It is recommended the Policy is amended to reflect this.</p> <p>The planning process cannot be used to make a right of way formal. This is a different legal process. Development cannot solely be refused on grounds of the perceived negative visual and amenity impacts derived from a Public Right of Way.</p>	For clarification and efficiency
Key Findings		
Page 49 (bullet 2)	List years in ascending order with corresponding percentage	The information is difficult to read/interpret as it is currently set out.
Page 49 (bullet 3)	List all age groups in ascending order in a table?	The information is difficult to read/interpret as it is currently set out.
Page 50 (bullet 9)	Check percentages and amend	The total adds up to more than 100%.

General		<p>This section includes a lot of interesting information and resident feedback. However it would be useful if the information was included in the main body of the text of the actual plan. For example including the findings of the housing needs assessment in the introduction to policy 5 would help set the context of that policy support for village shop, pedestrian crossing etc. It would be helpful to have some of this information and discussion in the relevant sections of the plan</p>
Background Evidence		
Green Spaces Document	<p>The document is required to include much more information about how the proposed Local Green Spaces meet the stringent tests set by Paragraph 100 of the revised NPPF 2019.</p>	<p>To ensure the policy meets the basic conditions all proposed local green spaces tests set out in paragraph 100 of the NPPF.</p> <p>The document should demonstrate that the proposed local green spaces comprehensively meet the criteria set out for what is a qualifying green space is and how the proposed sites comply with said criteria. No information is provided clarifying whether the land owners have been contact about the proposed designations?</p> <p>Schools, tennis courts, village halls and allotments are protected by other policies within the NPPF and do not need to be designated as green spaces</p> <p>Paragraph 100 of the NPPF states: The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land</p>

		<p>The evidence presented would not provide the examiner the comprehensive evidence to justify the designation of LGS proposed.</p> <p>It is acknowledged not all LGS will meet the tests and LGS should not be used to stifle legitimate development proposals. Previous examiners have taken local groups to task on this matter (example: LGS 23). To present proposed LGS citing its common land status will not secure LGS status.</p> <p>Please note there may be no further merit to designate LGS if existing statutory protections are already in place. The HDPF already provides strong protections for many of the community assets.</p> <p>Furthermore, the PPG stipulates that landowners should be contacted about this matter before designating.</p> <p>HDC Estates state no formal engagement has taken place and do not consider LGS status would be appropriate for the assets listed. Separate from Planning, HDC Estates will be make separate representations to this regard.</p>
SA/SEA		
Para 1.6	typo – change ‘as’ to ‘has’	
Appendix 2	Remove duplicate title page	
Land at Cisswood House	As the site is currently a hotel, would development in this location not have a negative impact on Employment?	
Land At Wheatshaf Para 1	Typo: The site currently comprises a public house and is previously developed land. The site is low lying hedging on northern boundary.	

APPENDIX 17

LOCAL GREEN SPACE BACKGROUND PAPER - NOVEMBER 2019

Individual Site Descriptions and Local Significance

LGS1: Land area at the entrance to Church Close opposite The Plough Public House

Site and Location

This open area comprised of grassy spaces, hedges, shrubbery, community allotments and mature trees lies along the inside of the curve of the B2110 at the entrance to the Church Close estate, and opposite the Plough Public House. Parish residents put forward a request for LGS designation in the October 2017 public exhibition.

Public Access

A public footpath crosses the area from east to west. This footpath is immediately opposite the pedestrian refuge island for crossing the B2110, and is used daily, morning and afternoon, for parents and children on the way to and from Holy Trinity Lower Beeding Primary School.

Additionally, parish residents who live in Church Close use the footpath to access the crossing to reach The Plough Public House and the footpath on the opposite side of the road which leads to village bus stops, recreational facilities, and the village hall. It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land lies in the most central area of the Lower Beeding Parish and adjoins an area of housing to the east. A public footpath links the space to the village pedestrian refuge island in the B2110. It is, therefore, considered to be in reasonable proximity to the local community.

An Extensive Tract of Land

The site is approximately **????** in size. It is, therefore, not considered to be an extensive tract of land.

Landscape character and views

There are views across the area from the B2110, the listed Holy Trinity Church, The Plough Public House, the public footpath and from the adjacent houses. The area provides rural character of mature trees, grassy hedges and open grassy spaces amidst the more developed central part of the parish.

Heritage significance

The mature trees and hedgerows in this area suggest this is a historic landscape.

Wildlife significance

The ancient hedges and mature trees are a potential habitat for a diverse range of species.

Recreational value

The area is used by local people for informal recreation and is highly valued for its rural character. The space consists partly of community allotments and is used by residents year round for growing fruits, vegetables and flowering plants. The public footpath links opposite sides of the B2112 and connects parish residents to the access to the playground and playing fields located adjacent to the primary school.

LGS2: Brick Kiln Pond

This pond lies to the south of the B2110 (Handcross Road) and forms part of the Brink Kiln Close Estate. Parish residents put forward a request for LGS designation in the October 2017 public exhibition.

Public Access

The pond is connected by a public footpath and is used for informal access by local people. This right of way gives access to the wooded areas around the pond. It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The pond area lies in a central part of the parish, to the south of the B2110, to the east of Brick Kiln Close Estate, and is bordered also by a public bridleway. It is, therefore, considered to be in reasonable proximity to the local community.

An Extensive Tract of Land

The site comprises a single small pond and wooded area. The site is enclosed by the residential development of Brick Kiln Close, the B2110 and a public bridleway. The site benefits from a relatively enclosed character and it is, therefore, not considered to be an extensive tract of land.

Landscape character and views

There are views across the area from the bridleway, the public footpath, and from the adjacent houses in Brick Kiln Close. The area has a tranquil pond, wooded spaces, and a bench for peaceful relaxation.

Heritage significance

The area has strong ties to the historical significance of the parish. The pond was likely formed around the 16th century as part of the brickmaking industry in the area. Bricks were made in the parish from the 16th to the 19th centuries and the pond represents a modern link to a rich industrial heritage.

Wildlife significance

There is wildlife value in both the pond and the surrounding wooded areas.

Recreational value

The area is used by local people for informal recreation and is highly valued for its rural character and tranquil setting.

APPENDIX 18

REGULATION 14 PRE-SUBMISSION DETAILS



(/default.aspx)

Lower Beeding Neighbourhood Plan

What is a Neighbourhood Plan?

Neighbourhood planning is the right for communities, introduced through the Localism Act of 2011, to shape the development in their area through the production of a Neighbourhood Development Plan (NP).

The NP will become part of the Local Plan produced by the local authority Horsham District Council (HDC) and the policies contained within them are then used in the determination of planning applications. It must be stressed that the policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like.

NP's are one of the community rights, in conjunction with the right to:-

- Build
- Bid
- Challenge
- Reclaim Land. (See the My Community Rights website for more information.)

How Does it Work?

The Parish Council will appoint a Working Party (NPWP) that will lead on the NP. HDC will also be involved in the decisions at key stages of the process, such as approving the area within which the NP will take effect. It will also organise the independent examination of the plan and the community referendum that is held at the end of the process.

The referendum is an important part of the process allowing those that live in the Parish to decide whether or not the NP, will come into effect or not. This is direct democracy and outlines the importance of working with the wider community and securing their support at an early stage in the process.

Regulation 14 Consultation

The Neighbourhood Planning Regulation 14 requires the proposed Parish Neighbourhood Plan to be the subject of a 6-week (minimum) consultation before it is submitted to the local authority for a further consultation before independent examination.

The requirement includes the following:-

- 1/ Publicise the plan in a manner which brings it to the attention of people who live, work or run businesses in the neighbourhood area. This should include details of the proposed Neighbourhood Plan, details of where and when it may be viewed, details on how to make comments on the plan and the date by which comments must be received.
- 2/ Consult statutory consultation bodies whose interests may be affected by the plan.
- 3/ Send a copy of the proposed plan to the local authority.

The consultation is open from November 25, 2019 until January 17, 2020 after which all comments will be reviewed and where appropriate will be used to inform the next stage of the Plan.

Copies of the Draft Plan can be viewed by clicking on the attachments below.

Neighbourhood Plan Minutes

20/06/19

(/_UserFiles/Files/Neighbourhood%

28/03/19

(/_UserFiles/Files/Neighbourhood%

12/02/19

(/_UserFiles/Files/Neighbourhood%

General Information

Area Map of Lower Beeding Built Up Areas 2015

(/_UserFiles/Files/Neighbourhood%

Site Analysis

(/_UserFiles/Files/Neighbourhood%

Sites Proposed In and Around Lower Beeding 2018

(/_UserFiles/Files/Neighbourhood%

Local Exhibition Poll Results 2018
(/_UserFiles/Files/Neighbourhood%
Chart.pdf)

A paper copy of the Neighbourhood Plan, associated Sustainability Appraisal (incorporating Strategic Environmental Assessment) and background documents will be available to view in **The Plough Public House** and **Holy Trinity Church Rooms**, please contact the Parish Clerk for more details on **07540 418155 (weekdays 9.00am – 4.00pm)**

Please complete the '**Representation Form**' (see below) and send it by email to consultation@lowerbeeding.com (<mailto:consultation@lowerbeeding.com>) or by post to **The Clerk, Bede Cottage, Church Lane, Plummers Plain, West Sussex RH13 6LU.**

Please be aware that all comments received will be publicly available and may be included on the Parish Council website.

Regulation 14 Documents

<u>Representation Form</u> (/_ UserFiles/Files/Neighbourhood%20Plan/RepresentationForm.pdf)	<u>Neighbourhood Plan</u> (/_ UserFiles/Files/Neighbourhood%20Plan/Reg%2014%20NP%20Plan.pdf)	<u>Non-Technical Summary</u> (/_ UserFiles/Files/Neighbourhood%20Plan/Reg%2014%20NP%20Plan%20NTS.pdf)
<u>AiRS Survey Report</u> (/_ UserFiles/Files/Neighbourhood%20Plan/AiRS%20CLP%20Survey%20Report%20-%20December%202013.pdf)	<u>Parish Housing Land Availability</u> (/_ UserFiles/Files/Neighbourhood%20Plan/PHLA%20Report%2018.pdf)	<u>Indicative Housing Requirement - HDC</u> (/_ UserFiles/Files/Neighbourhood%20Plan/PHLA%20Report%2018.pdf)
<u>Local Green Spaces</u> (/_ UserFiles/Files/Neighbourhood%20Plan/LGSS.pdf)	<u>Sustainability Appraisal (including Strategic Environmental Assessment)</u> (/_ UserFiles/Files/Neighbourhood%20Plan/Reg%2014%20Pre-submission SA November%202019_191108_.pdf)	(/_ UserFiles/Files/Neighbourhood%20Plan/Reg%2014%20NP%20Plan%20NTS.pdf)

Neighbourhood Plan Developments

<u>NP Steering Group Meeting</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17577) Published: 3 Jul 18 28th June 2018	<u>Vision and Objectives</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17578) Published: 3 Jul 18 We want to keep the village-feel of our community	<u>NP Meeting Open Forum</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17576) Published: 13 May 18 8th May 2018
<u>NP Meeting Open Forum</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17575) Published: 26 Feb 18 13th February 2018	<u>NP Meeting Open Forum</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17574) Published: 11 Dec 17 3rd December 2018	<u>Minutes of the Meeting</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17573) Published: 22 Mar 17 Neighbourhood Plan Working Party
<u>New List of Sites</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17572)	<u>Possible Development Sites</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17571)	<u>Applicant Location of Site Details</u> (/_ VirDir/CoreContents/News/Display.aspx?VirDir/CoreContents/News/Id=17570)

id=17572)

Published: 20 Mar 17

Updated Site Location List

id=17570)

Published: 12 Aug 16

Call for sites has been collated

**(/_VirDir/CoreContents/News/I
id=17571)**

Published: 12 Aug 16

Call for sites detailed list

A Call for Sites**(/_VirDir/CoreContents/News/Display.aspx?id=17569)**

Published: 13 Jun 16

Starting the next stage

ENGAGE**(/_VirDir/CoreContents/News/Display.aspx?id=17568)**

Published: 1 Feb 16

Growing Together

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(/Sites/2550/_Layout/Accessibility Statement.

APPENDIX 19

BACKGROUND PAPER - SITE SELECTION

Site Selection Timeline

Lower Beeding Parish Neighbourhood
Plan
June 2020

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Introduction

This document has been prepared by Members of the Lower Beeding Neighbourhood Plan Working Group following a review of representations received in response to the Regulation 14 Pre-submission Consultation.

The purpose of the document is to provide a chronology of the site selection process which informed the preparation of the Lower Beeding Neighbourhood Plan (LBNP). This detail is provided in order to address site selection queries raised in representations made to the Regulation 14 Pre-submission Consultation. A summary of representations received is available in the Consultation Statement.

With respect to the level of housing to be provided, it was agreed the indicative number¹ provided by HDC would be facilitated through the allocation and windfall development within the LBNP. Further details on calculating local housing need is set out in para 5.7-5.16 of the Submission LBNP.

Background

Horsham District Council (HDC) designated Lower Beeding Parish for the purpose of preparing a Neighbourhood Development Plan in December 2015.

The formal launch of the plan process commenced with an exhibition in March 2016, and with an invitation for working party volunteers-

In order to facilitate the delivery on housing in the parish, it was agreed the LBNP would facilitate the delivery. Throughout the site selection process 4 documents or pieces of information were used as guidance by the working party to inform the site allocation process. They are as follows:

- National Planning Policy Framework (NPPF);
- Horsham District Planning Framework (HDPF);
- The LBNP Vision and Objectives developed through the plan process;
- Parish Housing Land Availability Assessment;
- Public Exhibition Feedback; and
- Advice received from HDC

Chronology of Site Selection Process

Call for sites:

A 'Call for Sites' was undertaken in May 2016 with a closing date of June 30, 2016. Landowners and/or their agents were asked to propose sites within the Parish which they felt should be considered for development,

The following notice was placed in the May 2016 Parish Magazine. The Call for Sites was also announced at the May 31, 2016 Parish Council Meeting.

¹ See Appendix 11 of Consultation Statement

In addition, a notice was displayed on official village notice boards.

“As part of the call for sites, land owners are invited to contact us via the Neighbourhood Plan designated email: lnp@lowerbeeding.com - Alternatively you are invited to write to the Parish Council Clerk: Michael Tuckwell, 22 Blanches Road, Partridge Green RH13 8HZ. We ask for full details of the land requesting to be considered and any relevant information as to the size of the site and the type of development which may be considered. Please note, all submissions should be made by the 30th June 2016.”

The following sites were submitted in the initial call for sites:

Applicant	Site Name/Location
Chris Loder	Cyder Farm
Chris Loder	Chapel Close
Cisswood Hotel	Cisswood Hotel
Devine Homes	Sandy gate Lane, west of Church Farm
Nick and Carol Illes	Sandygate Lane, NE of Cisswood Hotel
Michael Lewis	Sandygate
Debbie Lill	Glebe Cottage

Initial sites continued...

RPR Architects	Cedar Cottage
Steve Mills	Church Farm
Ken Eggleton	Brighton Road
Michael Lloyd	Brighton Road
Julian Slade	Leechpond Hill
Julian Slade	Church Lane Industrial Estate
Messrs Croxford, Murphy, Nicol & Tyler	Sandygate Lane, 3 plots
Gevin White	Leechpond Cottage
Vikky and Tom Storey	Newells Lane
Jennifer and Glenn Ditchburn	Gardeners Cottage
Ms Pritchard	Glaved Farm

During July and August 2016 the responses from the ‘Call for Sites’ were collated by the NPWG and the list of sites proposed for consideration was published in the September 2016 issue of the Parish Magazine.

Following the publication, the ‘Call for Sites’ document was redefined and further information added.

The ‘Revised List’ was sent out to households registered on the electoral roll by mailshot.

Site Assessment:

To begin the site assessment process the Working Party took time in reviewing a sample of a site assessment document.

The Group subsequently agreed, -professional expertise and advice was required to undertake an assessment of the sites received.

Therefore, in March 2017 the working party, on behalf of the Parish Council, requested Dowsett Mayhew to carry out an assessment of each of the sites which had been put forward for consideration for development.

A Parish Housing Land Availability Assessment (PHLAA) was prepared in October 2017. This comprised a study of the availability, suitability and likely viability of sites received in response to the Call for Sites and those sites known to the LBPC to accommodate housing development in the parish.

A total of 23 sites were initially assessed and visited as part of the PHLAA. This comprised:

- . Land at Crabtree Field, Land North of Peppersgate
- . Land North of Mill Lane, Mill Lane
- . Land at Cyder Farm, Brighton Road
- . Land at Prongers Orchard, Leechpool Hill
- . Land at Leechpool, Leechpool Hill
- . Land at Foxgloves, Brighton Road
- . Land at Newells, Land to the East of Newells Lane
- . Land at Limekiln Copse, Winterpit Lane
- . Land at Cisswood House Hotel, Sandygate Lane
- . Land at Sandygate Lane, Land North of Sandygate Lane
- . Land at Cisswood Racing Stables, Sandygate Lane
- . Land at Hawthorns, Little Paddocks and White, Land South of Sandygate Lane
- . Land at Sandygate, Sandygate Lane
- . Land at Cedar Cottage, South of Sandygate Lane

- . Land at Gardners Cottage, Sandygate Lane

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- . Land at Sandygate, Sandygate Lane (North West of Holy Trinity)
- . Land at Trinity Cottage, Land West of the Vicarage, Handcross Road, Plummers Plain
- . Land at Church Lane Industrial Estate, Church Lane
- . Land at Glayde Farm, West of Church Lane
- . Land South of Handcross Road
- . Land at Wheatsheaf, The Wheatsheaf Public House, Handcross Road, Plummers Plain
- . Land at Handford Way, Land to South of Hanford Way, Plummers Plain
- . Land at Old Camp Farm, Brighton Road, Monk's Gate

The PHLAA was subsequently updated in April 2018 in response to comments received from the landowner of LBP23: Old Camp Farm.

An additional combined assessment was undertaken of Site 14: Cedar Cottage to include Timberlands. The assessment was known as LBP 24: Combined Timberlands and Cedar Cottage.

In addition, a further site was received and a site assessment undertaken. The assessment was known as LBP 25: Haven Motor Company

Public Exhibitions:

Public exhibitions provided the opportunity for residents, Parish Councillors, working party members and other stakeholders to come together and both gather information and provide input on the development of the LBNP.

3 public exhibitions were held as part of the preparation of the LBNP. All exhibitions were advertised in the parish magazine, announced at parish council meetings, and advertised on village notice boards at minimum 1 month prior to the event taking place.

1st Exhibition: The purpose of the 1st exhibition was to allow residents the opportunity to view submissions from the initial call for sites.

The 18 sites were presented to the parish as part of the 1st open exhibition on October 7th & 8th 2016.

Site displays included: maps, general descriptions of the existing land, type of development being proposed, sketches of dwellings being suggested, and timelines for land availability.

Approximately 175 people attended the exhibition.

2nd Exhibition: The purpose of the 2nd exhibition was to allow residents to review the desktop assessment for each site-

The updated list of 23 sites were uniformly displayed during the weekend of October 6th & 7th, 2017. 4

Displays by site promoters were limited to 1 A3 visual representation of their site and 1 A4 written document as well.

Representatives of those sites being promoted were in attendance however they were directed not to speak with attendees

87 feedback forms submitted.

3rd Exhibition: The purpose of the 3rd exhibition in relation to site selection was two fold.

Firstly, members of the public could view how the promoted sites fared against the requirements of the National and Local planning policies, the Site Analysis, and the Vision and Objectives.

Secondly attendees could provide comments and feedback on all sites-

On June 1st and 2nd 2018 there were 23 total sites displayed.

Sites were presented as:

- Policy Compliant (PC),
- Non Policy Compliant (NPC)
- Policy Compliant, with Reservation- seeking further guidance from HDC.

The below provides a summary of whether each site was considered PC; NPC, or Policy Compliant with Reservation

- LBP01: Crabtree Field North of Peppersgate: Site identified as NPC as site lies within the AONB
- LBP02: North of Mill Lane: Site Identified as NPC as it lies within the AONB
- LBP03: Cyder Farm: Site identified as Policy Compliant with Reservation, while seeking further advice from HDC
- LBP04: Pronger's Orchard: Site Identified as NPC as Remote to BUAB
- LBP05: Leechpond Hill: Site Identified as PC, but isolated from the village
- LBP06: Foxgloves: Site Identified as NPC as Remote to the BUAB
- LBP07: Newells: Site Identified as NPC as Remote to BUAB
- LBP08: (Limeclose is in Nuthurst)
- LBP09: Cisswood Hotel: Site Identified as NPC with Reservation, while seeking further advice from HDC
- LBP10: Outer Cisswood: Site Identified as NPC as Outside BUAB
- LBP11: Cisswood Racing Stables: Site Identified as NPC as outside BUAB
- LBP12: Hawthorns +2: Site Identified as NPC as Outside BUAB
- LBP13 and LBP15: Cedar Cottage +Gardner's Cottage: Site Identified as PC as abuts BUAB
- LBP14: Sandygate: Site Identified as NPC as Outside BUAB
- LBP16, Sandygate Lane: Site Identified as PC as abuts BUAB
- LBP17: Trinity Cottage: Site Identified as PC as abuts BUAB

- LBP18: Church Lane Industrial Estate: Site Identified as NPC as Remote from BUAB
- LBP19: Glayde Farm: Site Identified as PC as abuts BUAB
- LBP20 Steers Hill: Site Identified as NPC as site lies within the AONB
- LBP21 Wheatsheaf: Site Identified as NPC as Remote to BUAB
- LBP22 Handford Way: Site Identified as NPC as Remote to BUAB
- LBP23 Old Camp Farm: Site Qualifies with Reservation, while seeking further advice from HDC

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Full assessment for each site is included in the PHLAA and is available in Appendix 5 of the consultation statement.

The **PC** list comprises

- LBP03, Cyder Farm (Crabtree)
- LBP16, Sandygate Lane (north side, adjacent to Church Farm)
- LBP17, Trinity Cottage (behind the church)
- LBP19, Glayde Farm (corner of church lane)
- LBP24, Cedar Cottage+Timberlands (fields behind cedar Cottage and Timberlands)

Further clarification from HDC planning was required on the following 2 sites as it was considered they may not fully comply with current planning policy:

- LBP23, Old Camp Farm (abuts Monks Gate)
- LBP09, Cisswood Hotel

93 forms were returned during the exhibition with a further 25 submitted by the required deadline.

Summary of Public Feedback:

Appendix 5 of the Consultation Statement includes charts and graphs compiled by the Parish Clerk representing the feedback from the June 2018 exhibition.

Engagement w HDC on Spatial Strategy:

A meeting was held on 28 November 2017 with Members of the NPWG and HDC Officers. The meeting provided an opportunity to provide and update on plan preparation including the Call for Sites; Site Assessment Work and Public Exhibitions held to date.

Feedback was sought from HDC on identifying preferred sites; and HDC's views on how sites should be in 'general conformity' with the policies of the Horsham District Planning Framework (HDPF). In particular advice was sought on those sites which lie outside of the built up area boundary of the parish.

Following on from the meeting and in the interests of collaborative working, further clarification was sought from HDC with respect to the spatial strategy of the LBNP and the identification of preferred site.

Advice received from HDC dated 04 December 2017 stated:

“First and foremost the emerging LBNP should seek to be in conformity with the HDPF and development and growth should be guided spatially in accordance with the settlement hierarchy. However within Horsham we do accept there are some settlements who are unclassified in the hierarchy whereby there are a collection of dwellings and one or two services such as a shop or a local pub to service them. The retention of such services especially in rural areas are dependent on a viable local community and therefore it may be appropriate to allocate some modest development to those areas to sustain their vitality. Nevertheless we’d expect any proposal to be modest

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(approximately 6 dwellings and certainly not something substantial), abuts the existing settlement edge and a sound “planning” case to be made to support an allocation in such a location supplemented by robust evidence. It is not greenfield allocation in the open countryside by backdoor. I would still expect your significant growth to be focussed in and around Lower Beeding”

In light of advice received in respect of the spatial strategy of the LBNP, it was agreed to facilitate the delivery of the majority of housing in Lower Beeding with modest development to be provided in Crabtree. The proposed approach was shared with HDC who confirmed, in correspondence dated 26 February 2019

‘We acknowledge the Steering Group’s aspirations to allocate a modest infill development site in Crabtree. The informal advice put forward to members of the steering group to date has been made in good faith in order to provide a policy framework to facilitate this. Policy 3 of the Horsham District Framework clearly stipulates Crabtree would be an unclassified settlement and it is therefore expected that the majority of any growth should be directed at Lower Beeding which is acknowledged in your letter of the 21 January: The NPWG acknowledge/agree with HDC’s advice that the majority of growth should be directed to/focused within the main settlement of Lower Beeding. The LBNP strategy is based upon this approach.’ It is however recognized that it may be appropriate to allow a small amount of development in other ‘unclassified’ settlements in order to help sustain their vitality. To help justify the allocation of some modest infill development it is considered that the Parish will need to set out how the proposal will contribute towards this. ‘

Resolution to PC to allocate sites:

On June 28, 2018, the members of the working party held a public meeting to consider the PC sites and those sites which HDC provided further advice on.

For these considerations the working party used these pieces of evidence:

- The NPPF and HDPF
- The LBNP Vision and Objectives
- Direct advice from HDC
- Public feedback from exhibitions

The following sites were reviewed and discussed individually with the following recommendations:

- LBP23, Old Camp Farm (abuts Monks Gate)
- LBP09, Cisswood Hotel
- LBP03, Cyder Farm (Crabtree)
- LBP16, Sandygate Lane (north side, adjacent to Church Farm)
- LBP17, Trinity Cottage (behind the church)
- LBP19, Glayde Farm (corner of church lane)
- LBP24, Cedar Cottage+Timberlands (fields behind cedar Cottage and Timberlands)

All present working party members agreed that Old **Camp Farm (LBP23)** would not be taken forward for consideration at this stage as it is remote from the BUAB and therefore not aligned with the HDPF.

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All present working party members agreed that **Cisswood Hotel (LBP09)** will not be taken forward for consideration at this stage as it is outside the BUAB and therefore not aligned with the HDPF, and is not in line with the identified vision and objectives.

Cyder Farm (LBP03)

All present working party members agreed to **recommend** this site as it is policy compliant and meets the established visions and objectives. HDC advice supports this site. In addition, the site was most supported at the exhibition.

Sandygate Lane (LBP16)

All present working party members agreed to **recommend** this site as it is a sustainable site which adjoins the BUAB, it is policy compliant and meets the established visions and objectives as well as being well supported by exhibition feedback.

Trinity Cottage (LBP17)

All present working party members agreed to **recommend** this site, it is policy compliant and meets the established visions and objectives. It was also well supported at the public exhibition

Glayde Farm (LBP19)

At the time of these discussions housing numbers for the parish had not yet been agreed. Some members of the working party felt that this site would bring forward an overwhelming number of dwellings for development at one time. This is a large site, but the proposer has agreed this could be split. It was proposed that 'field A' be **recommended as a reserve site, and agreed to discuss further.**

Concerns were raised about potential loss of green space and negative environmental impact. The group members present voted with 4 agreeing to the proposal to recommend as a reserve site, 1 member voted against and 1 abstained.

Further guidance was sought from HDC and members of the working party were advised not to include a reserve site unless accompanied by a strong rationale to do so.

Based on this advice, working party members voted to include "field B" of Glayde as a **recommended** site going forward with the rationale that it abuts the BUAB, is adjacent to Trinity Cottage LBP17, and would have a lower ecological impact than field A.

Cedar Cottage and Timberlands (LBP24)

On the grounds that this site does not meet the visions and objectives of the parish, access constraints, and was not well supported at the exhibition, 4 members voted **not to recommend the site**, 1 thought it should be considered and 1 abstained, therefore it was agreed not to take this site forward for consideration at this stage.

It was agreed the working group would make a recommendation to the LBPC as to which sites are eligible to go forward as part of the LBNP.

Subsequently, all sites found to be compliant with the NPPF and HDPF, supported by the LBNP Vision and Objectives, in line with direct advice from HDC, and supported through public feedback from exhibitions were included in the LBNP to be brought forward as sites for development.